



City of Racine

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

Meeting Minutes - Draft Redevelopment Authority of the City of Racine

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

Monday, April 4, 2011

4:30 PM

City Hall Annex, Room 130

Call To Order

Alderman Spangenberg called the meeting to order at 4:30 p.m.

PRESENT: 4 - James T. Spangenberg, Jim Chambers, Josh Garner, and Robert Anderson

EXCUSED: 2 - David Lange, Doug Nicholson

Others present: Brian O'Connell, Director of City Development
April Jacobs, Planning Intern
Kristin Niemiec, RCEDC
Laura Million, RCEDC
Adam Buth
Jason Buth
Rick Buth
Other members of the public

Approval of Minutes for the February 7, 2011 Meeting

Director O'Connell corrected page two of the February 7th minutes to reflect the motion regarding item 11-5985 (billboards at 1423 State Street) should reflect a 3-2 vote with Anderson and Nicholson against the motion, not Garner and Nicholson, and Spangenberg, Garner and Chambers in favor of the motion.

A motion was made by Commissioner Garner, seconded by Commissioner Anderson, to approve the minutes of the February 7 meeting as corrected. The motion PASSED by a Voice Vote.

Approval of Minutes for the February 10, 2011 Meeting

A motion was made by Commissioner Anderson, seconded by Commissioner Chambers, to approve the minutes of the February 10 meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING

Proposals to purchase and renovate 1511 Washington Avenue

Chairman Spangenberg opened the public hearing. Director O'Connell stated that the public hearing notice had been published in the Journal Times on March 21 and March 28, 2011. He introduced the two proposals received by the Authority from Mr. William Anderson and Mr. Adam Buth in response to the Authority's request for proposals (RFP). Director O'Connell and Kristin Niemiec explained that the RFP was sent out via mass mailing, advertised in the Milwaukee Business Journal, and posted on the Uptown and City of Racine websites.

Proposal of William L. Anderson

Chairman Spangenberg called the proposers. Mr. William Anderson was not in attendance.

Proposal of Adam C. Buth

Mr. Buth introduced the members of his development team. He provided a brief summary of his proposal based on the information within his written proposal; he is looking to have a mixed use space with an art studio/gallery, café run by his brother Jason Buth, and second floor apartments for artists to live and work.

Chairman Spangenberg called for questions for Mr. Buth from the Commissioners; there were none. He called for comments from the public; there were none. Chairman Spangenberg then closed the public hearing.

CLOSED SESSION

Chairman Spangenberg read the notice that the Authority intended to convene in closed session to consider items that required closed session for competitive and bargaining reasons, after which the Authority would convene in open session to consider those and other matters on its agenda.

A motion was made by Commissioner Garner, seconded by Commissioner Anderson, to go into closed session to consider item 11-6229 and item 11-6230. A request was also made by Kristin Niemiec and Laura Million from RCEDC to stay as staff members.

The motion PASSED by the following vote:

AYES: 4 - James T. Spangenberg, Jim Chambers, Josh Garner, and Robert Anderson

EXCUSED: 2 - David Lange, Doug Nicholson

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

11-6229 (Direct Referral) Accepting a proposal and granting an option for the purchase and renovation of 1511 Washington Avenue.

11-6230 (Direct Referral) Communication from the Director of City Development requesting that the City provide financial assistance to Wisconsin Iron & Steel/Milwaukee Ironworks for the location and expansion of its operations in the City of Racine.

OPEN SESSION

A motion was made by Commissioner Garner, seconded by Commissioner Anderson, to reconvene in open session. The motion PASSED by the following vote:

AYES: 4 - James T. Spangenberg, Jim Chambers, Josh Garner, and Robert Anderson

EXCUSED: 2 - David Lange, Doug Nicholson

11-6229

Subject: (Direct Referral) Accepting a proposal and granting an option for the purchase and renovation of 1511 Washington Avenue.

Recommendation of the Redevelopment Authority on 4-4-11: That the Common Council approve the report and action of the Redevelopment Authority granting Adam Caleb Buth an option to purchase and redevelop the Authority's property at 1511 Washington Avenue. The option shall be based on Adam Caleb Buth's proposal and the Authority's Request for Proposals.

Fiscal Note: The sale price for the property will be one dollar conditioned on the rehabilitation of the property by Mr. Buth. Rehabilitation as proposed by Mr. Buth is estimated to cost \$322,000.

Attachments: [RDA Resolution 11-03 \(1511 Washington Avenue\)](#)

A motion was made by Commissioner Chambers, seconded by Commissioner Anderson to adopt resolution 11-03 granting an option to Adam C. Buth for 1511 Washington Avenue. The motion PASSED by a Voice Vote.

11-6230

Subject: (Direct Referral) Communication from the Director of City Development requesting that the City provide financial assistance to Wisconsin Iron & Steel/Milwaukee Ironworks for the location and expansion of its operations in the City of Racine.

A motion was made by Commissioner Chambers, seconded by Commissioner Anderson, to defer the item. The motion PASSED by a Voice Vote.

11-6059

Subject: (Direct Referral) A communication from the Executive Director of the Racine County Economic Development Corporation requesting an opportunity to discuss the City of Racine

Entrepreneurship Initiative. (Res.11-2485)

Recommendation of the Economic Development Committee on 2-14-11: Defer action on the Entrepreneurship initiative memo until the next Economic Development Committee meeting.

Recommendation of the Economic Development Committee on 3-22-11: Approve the Small Business Development Initiative and refer to other city committees (Redevelopment Authority and Community Development Committee) for funding.

Recommendation of the Redevelopment Authority on 4-4-11: That \$69,400.00 from the Intergovernmental Revenue Sharing Fund be used for the Entrepreneurship Initiative contract for 2011.

Further recommends, that the Mayor and City Clerk be authorized and directed to enter into the agreement with RCEDC.

Further recommends, that the proposed agreement be referred to the Finance and Personnel Committee of the Common Council for its review and approval.

Fiscal Note: The funds are available in the city's 2011 capital budget, account no. 919.00.5610.

Recommendation of the Finance & Personnel Committee on 4-11-11: Recommend the use of \$69,400 from the Intergovernmental Revenue Sharing Fund for the Racine Entrepreneurship Initiative and that the City Clerk and Mayor be authorized and directed to enter into an agreement with RCEDC.

Fiscal Note: The funds are available in the city's 2011 capital budget, account no. 919.00.5610.

Attachments: [ED.Committee.Memo.2.14.11](#)
[Final.Plan.no.attachments](#)
[Metrics](#)
[RCEDC Agreement_001](#)
[RDA Resolution 11-04 \(RCEDC\)](#)

Director O'Connell discussed the City of Racine's Entrepreneurship Initiative plan and explained that it is looking to refocus the attention on entrepreneurs and their success, rather than the commercial corridors. Study done for the Mayor's Office of Strategic Partnership determined that the need was more "hand holding" of potential entrepreneurs who wish to start and grow small businesses. Kristin Niemiec reaffirmed this and stated her role would be to streamline responsibilities and to do "hand holding" with new business to get them to Stage 2 and self-sufficiency.

Questions from committee: Garner asked if funding will be necessary each year.

Director O'Connell confirmed that it would. Once the initiative gains momentum and it would hopefully then access additional, broader funding sources.

A motion was made by Commissioner Anderson, seconded by Commissioner Garner, to adopt resolution 11-04 recommending the use of \$69,400.00 in Intergovernmental Sewer Revenue Sharing funds for an Entrepreneurship Initiative and referring the item to the Finance and Personnel Committee. The motion PASSED by a Voice Vote.

11-6239

Subject: Communication from the Executive Director submitting Change Order No. 1 for the contract of Alpha Terra Science, Inc.

Attachments: [Alpha Terra Change Order 1 Estimate](#)
[RDA Resolution 11-05 \(Alpha Terra\)](#)

Director O'Connell stated additional testing was needed to document groundwater conditions and to prepare reports for the Wisconsin DNR. The additional cost would be \$13,679 bringing the total for the contract to \$52,179.40. Grant funding is available for the additional cost.

A motion was made by Commissioner Chambers, seconded by Commissioner Anderson, to adopt resolution 11-05 approving a change order to increase the contract by \$13,679.40 to \$52,179.40. The motion PASSED by a Voice Vote.

Update on on-going projects:

1418 Washington Avenue

Director O'Connell stated that no proposals were received from the current RFP for 1418 Washington Avenue and that the City would like to continue to advertise and expand out to Chicago-area for interest in the property.

1526 Washington Avenue

Director O'Connell stated that the property at 1526 Washington Avenue is the largest Authority-owned building in Uptown and that it would not be offered for one dollar. He said that staff will solicit a broker to list the property. Staff will bring the listing contact to the Authority for approval.

3100 block Washington Avenue

Director O'Connell updated the committee on 3100 block of Washington Avenue, stating that one proposal was received from its RFP and that the proposal requires more research prior to bringing in to the RDA. He is hoping to have the review completed in time for the next meeting, which is May 2, 2011.

Next meeting: May 2, 2011

Adjournment

There being no further business before the Authority, the meeting was adjourned by Chairman Spangenberg at 5:15pm.

