



City of Racine

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

Meeting Minutes - Final

Community Development Authority

Tuesday, October 25, 2022

6:00 PM

City Hall, Room 205

Call To Order

Chairman Thomas called the meeting to order at 6:15 p.m.

Michelle Cook, Associate Planner, called the roll call.

Vice Chair Adamski, not listed, was excused from the meeting.

PRESENT: 2 - Mason and Madsen

Approval of Minutes for the September 22, 2022 Meeting.

Chairman Thomas requested that the minutes for the September 22, 2022 meeting be deferred.

6:00 P.M. PUBLIC HEARING

[0739-22](#)

Subject: Consideration of Resolution 22-36 adopting the Redevelopment Plan and Project Area for the Regency Mall and High Ridge Center Properties.

Attachments: [ABM - Redevelopment Plan](#)
 [Draft Redevelopment Plan](#)
 [CDA Resolution 22-36](#)

Chairman Thomas opened the public hearing at 6:17 p.m.

Jerry Franke, City Development Consultant, stated he was present to answer any questions.

No one was present to speak.

Chairman Thomas closed the public hearing at 6:17 p.m.

Jeff Hintz, Planning Manager, presented the item and explained the plan that was up for approval. He stated that the plan related to the recently approved Tax Incremental District No. 30 (TID No. 30) and explained the development proposed within the TID. He explained the timeline of actions that have been done so far – on September 22nd the item was introduced at the CDA meeting and on October 4th the Common Council approved the plan. Hintz stated CDA Resolution 22-36, approving the Redevelopment Plan and Project area, is up for adoption.

A motion was made by Mason, seconded by Hardy, to adopt CDA Resolution

22-36 approving the Redevelopment Plan and Project Area for the Regency Mall and High Ridge Center Properties. The motion PASSED By a Voice Vote.

END OF PUBLIC HEARING

[0740-22](#)

Subject: Consideration of Resolution 22-37, a Resolution of Necessity for Acquisition of Easements and Restrictive Covenants at Regency Mall.

Attachments: [ABM - Resolution of Necessity](#)
 [CDA Resolution 22-37 \(DRAFT\)](#)

A motion was made by Mason, seconded by Hardy, to adopt the Resolution of Necessity, CDA Resolution 22-37 with administrative changes to the resolution. The motion Passed by Voice Vote.

[0799-22](#)

Subject: Consideration of Resolution 22-38 approving the lease of CDA-owned vacant properties at 734 S. Marquette Street and 1112 Villa Street to the Racine Urban Garden Network for the use of community gardens.

Attachments: [ABM - CDA Urban Garden Lease](#)
 [CDA Resolution 22-38](#)

Mason explained that the leases normally occur on an annual basis. In response to Chairman Thomas, Atty. Scott Letteney explained that the organization is required to have general liability insurance.

A motion was made by Mason, seconded by Cobb Madsen, to adopt CDA Resolution 22-38 with the condition that the signature page on the proposed lease be updated. The motion PASSED by a Voice Vote.

[0800-22](#)

Subject: Consideration of Resolution 22-39 approving a hold harmless agreement to allow for an exterior video scan of the CDA-owned building at 1423 State Street.

Attachments: [ABM - Building Scan](#)
 [CDA Resolution 22-39](#)

Michael Lechner, Manager of Real Estate and Development, explained the request and the ability of the drone and its technology to scan the exterior of the building at 1423 State Street. He explained that the Professor and students will have the ability to scan the exterior only of the building and return information of the results.

A motion was made by Mason, seconded by Hardy, to adopt CDA Resolution 22-39 approving a hold harmless agreement to allow for an exterior video scan of the CDA-owned building at 1423 State Street. The motion PASSED by a Voice Vote.

[0803-22](#)

Subject: Consideration of Resolution 22-40 authorizing the acceptance of bids and the execution of a contract for lawn mowing and snow removal services for properties owned by the CDA/City of Racine.

Attachments: [ABM - Lawn Mowing & Snow Removal](#)
 [CDA Resolution 22-40](#)

Lechner explained the request is to execute a contract for lawn mowing and snow removal for the City of Racine and CDA properties. He stated that two bids were received and the winner was a minority owned business.

A motion was made by Mason, seconded by Cobb Madsen, to adopt CDA Resolution 22-40 authorizing the acceptance of bids and the execution of a contract for lawn mowing and snow removal services for properties owned by the CDA/City of Racine.

[0705-22](#)

Subject: Consideration of Resolution 22-41 conditionally approving applicants for the Residential TID Funding Program (TID No. 22).

Attachments: [ABM - TID No. 22](#)
 [CDA Resolution 22-41](#)

Mason complimented staff for the current success of the TID programs.

In response to Thomas, Lechner stated that there were 11 applicants for the repair program and two applicants for the enhancement program for the Residential TID Funding Program (TID No. 22).

A motion was made by Mason, seconded by Hardy, to adopt CDA Resolution 22-41, conditionally approving applicants for the Residential TID Funding Program (TID No. 22). The motion PASSED by a Voice Vote.

[0706-22](#)

Subject: Consideration of Resolution 22-42 conditionally approving applicants for the Residential TID Funding Program (TID No. 23).

Attachments: [ABM - TID No. 23](#)
 [CDA Resolution 22-42](#)

Lechner stated there are six applicants for the repair program and four for the enhancement program (for TID No. 23). He stated applicants for the program are moving quickly, contractors, homeowners are happy.

Hardy asked what process was in place for applicants that are not following up.

Lechner stated applicants receive follow up calls and emails and staff is working with those who need help. In response to Thomas, Lechner stated that \$760,000 was funding for TID No. 22 and \$1.9 million was funded for TID No. 23.

A motion was made by Mason, seconded by Cobb Madsen, to adopt CDA Resolution 22-41, conditionally approving applicants for Residential TID Funding Program (TID No. 23). The motion PASSED by a Voice Vote.

CLOSED SESSION

Chairman Thomas read the closed session language.

At 6:38 p.m., a motion was made by Mason, seconded by Hardy, to convene into closed session. The motion PASSED by the following vote:

Ayes: Thomas, Mason, Cobb Madsen, and Hardy

Excused: Adamski, and West

It is intended that the Community Development Authority convene in Closed Session pursuant to Wisconsin Statutes Sec. 19.85(1)(e) regarding the deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting of other specific public business, whenever competitive or bargaining reasons require a Closed Session.

[0804-22](#)

Subject: Discussion regarding CDA-owned property.

OPEN SESSION

At 6:51 p.m., a motion was made by Mason, seconded by Hardy, to reconvene into open session. The motion PASSED by the following vote:

Ayes: Thomas, Mason, Cobb Madsen, and Hardy

Excused: Adamski, and West

Adjournment

There being no further business the meeting adjourned at 6:52 p.m. on a motion by Mason, and seconded by Cobb Madsen.