



# City of Racine

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

## Meeting Minutes - Final

### Redevelopment Authority of the City of Racine

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

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Monday, December 5, 2016

5:15 PM

City Hall, Room 303

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#### Call To Order

*Vice-Chairman Spangenberg called the meeting to order at 5:15 p.m.*

**PRESENT:** 4 - James Morgenroth, James Spangenberg, Robert Anderson and John Crimmings

**EXCUSED:** 3 - Gregory Holding, Jen Adamski-Torres and Doug Nicholson

Others present:

*Amy Connolly, Director of City Development*  
*Mayor John Dickert*  
*Matt Sadowski, Assistant Director/Principal Planner*  
*Mike Lechner, Housing Technician*  
*Ben Lehner, Community Development Program Specialist*  
*Michelle Cook, Secretary of City Development*  
*Kathleen Fischer, Assistant Director of Finance*  
*Kathy Kasper, Purchasing Agent*  
*Bill Scott, Environmental Attorney*  
*Rachana Kothari, Racine County Economic Development Corporation*

#### Approval of Minutes for the November 7, 2016 Regular Meeting.

A motion was made by Commissioner Anderson, seconded by Commissioner Crimmings, to approve the minutes of the November 7th meeting. The motion PASSED by a Voice Vote.

#### Approval of Minutes for the November 21, 2016 Special Meeting.

A motion was made by Commissioner Crimmings, seconded by Commissioner Anderson to approve the minutes of the November 21st meeting. The motion PASSED by a Voice Vote.

#### Budget and Finance

Financial Report

*Kathleen Fischer, Assistant Director of Finance, explained the line items on the city's budget. Discussion ensued about developing a budget for the Redevelopment Authority along with the costs of property maintenance for RDA held properties.*

**A motion was made by Commissioner Crimmings, seconded by Commissioner Anderson to receive and file the item and to bring a finalized budget to the RDA meeting in January.**

## **Report of the Executive Director**

### A. Update on 615 Marquette Street (Case Plow Works Building)

*Director Connolly explained that General Capital was selected for the 615 Marquette Street property. A meeting will be scheduled next week to discuss a pre-development agreement. The agreement will be brought to the January RDA meeting.*

### B. Update on RFP for "on-call" real estate brokerage services

*Director Connolly stated that December 7th is the deadline for the RFP. Candidates will be brought to the RDA in January.*

### C. Proposed RFP for snow removal and mowing for RDA and City-owned properties

*Currently property maps are being updated and a bid will go out for property maintenance in January.*

### D. Update on Electric Pedestal project in West Racine

*The pedestal and electrical service will be installed in West Racine by the end of December.*

### E. Proposed RDA training

*Director Connolly explained that we are hoping to set up training for the RDA members and staff through UW Extension; more information to come in January.*

## **RDA-Owned Property Report**

### A. Southside Industrial Park Report

*No report from broker.*

### B. Other RDA-owned and City-owned property Report

*Deferred to January.*

[1043-16](#)

**Subject:** (Direct Referral) Consideration of RDA resolution 16-20 approving an addendum to the Community Development Block Grant

Small Business Resolving Loan agreement between the RDA and Petals by Felicia.

*Director Connolly gave background regarding the request. She stated that Felicia Cooper, Petals by Felicia, would like to extend the terms of her agreement and change the payment date to the 18th of the month*

*Commissioner Crimmings asked if she were current with her payments.*

*Director Connolly stated she was.*

**A motion was made by Commissioner Anderson, seconded by Alderman Morgenroth, to approve RDA Resolution 16-20 approving the request.**

[1045-16](#)

**Subject:** (Direct Referral) Request by the Executive Director to receive a presentation by the City of Racine Purchasing Agent regarding Official Notice #17-2016 (Request for Qualification, Environmental and Engineering Services related to Brownfield Initiatives).

*Kathy Kasper, Purchasing Agent, described the process in selecting an Environmental Consultant for the City of Racine and how Ramboll Environ was selected. Fourteen consultants applied and four were interviewed by a panel five (see the attached letter for more detail).*

**A motion was made by Commissioner Anderson, seconded by Commissioner Crimmings, to receive and file the presentation. The motion PASSED by a Voice Vote.**

[1046-16](#)

**Subject:** (Direct Referral) Request by the Executive Director to develop a professional services contract with Ramboll Environ for Brownfield Consulting Services consistent with the RFQ Notice #17-2016 and authorize the Executive Director and the Chairman of the RDA to sign all documents, on behalf of the RDA, to executive a professional services contract.

*See the discussion for 1045-16.*

**A motion was made by Commissioner Anderson, seconded by Commissioner Crimmings, to adopt RDA Resolution 16-22 selecting Ramboll Environ for Brownfield Consulting Services. The motion PASSED by a Voice Vote.**

[1047-16](#)

**Subject:** (Direct Referral) Request by the Executive Director to receive a presentation from the Neighborhood Watch program and recommend approving a request for a \$40,000 grant from the Uptown Revitalization Grant for a 2017 Summer Work Camp program in the neighborhoods surrounding Uptown.

*As the requesters were not present for this meeting, Director Connolly requested this item be deferred to the January meeting.*

**A motion was made by Commissioner Anderson, seconded by Alderman Morgenroth, to defer the request. The motion PASSED by a Voice Vote.**

[1048-16](#)

**Subject:** (Direct Referral) Request by the Executive Director to authorize the RDA Chairman and the Executive Director to sign a

Warranty Deed on behalf of the RDA for the transfer and sale of the property at 1248 Washington Avenue, and further authorize the Executive Director to sign all other documents on behalf of the RDA to effectuate the transfer and sale of the property at 1248 Washington Avenue.

*Director Connolly described the request. She stated that this property was donated to the RDA by Nelson Electric Company. The RDA was required to maintain ownership of the property for three years and in that time, the property was leased to Mr. Robert DeMicchi with the intent to sell the property to Mr. DeMicchi after the three-year time period. Director Connolly stated the price of sale would be \$43,750 and we are required to close on the property within 5 days of December 15th. She stated we were working with Attorney Joe Muratore with hopes to close before the 15th of December.*

**A motion was made by Commissioner Crimmings, seconded by Commissioner Anderson, to adopt RDA Resolution 16-23 approving the transfer and sale of 1248 Washington Avenue. The motion PASSED by a Voice Vote.**

## CLOSED SESSION

*Vice-Chairman Spangenberg read the closed session notice.*

**At 5:42 p.m., a motion was made by Commissioner Crimmings, seconded by Commissioner Anderson to go convene into closed session. The motion PASSED by the following vote:**

**AYES:** 4 - James Morgenroth, James Spangenberg, Robert Anderson and John Crimmings

**EXCUSED:** 3 - Gregory Holding, Jen Adamski-Torres and 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 requires a closed session for competitive and bargaining reasons, after which the Authority will reconvene in open session to consider action on each item.

## Call To Order

*Vice-Chairman Spangenberg called the meeting to order at 5:15 p.m.*

### [1050-16](#)

**Subject:** (Direct Referral) Consider authorizing the RDA Chairman and Executive Director to sign all documents, on behalf of the RDA, to enter into an option to purchase the former Ajax Property (1520 and 1536 Clark Street) with Northpointe Development Corporation of Oshkosh, Wisconsin for the purposes of redeveloping the property in a manner consistent with prior entitlement approvals provided to Herman and Kittle Development in 2016.

## OPEN SESSION

**At 6:18 p.m., a motion was made by Commissioner Anderson, seconded by Alderman Morgenroth, to reconvene into open session. The motion PASSED**

by the following vote:

**AYES:** 4 - James Morgenroth, James Spangenberg, Robert Anderson and John Crimmings

**EXCUSED:** 3 - Gregory Holding, Jen Adamski-Torres and Doug Nicholson

[1049-16](#)

**Subject:** (Direct Referral) Consider RDA resolution 16-23 authorizing the RDA Executive Director and chairman to undertake the necessary work to purchase the former Ajax Property (1520 and 1536 Clark Street) from Summit Industries LLC for the purpose of blight elimination, to eliminate as required by law the environmental contamination and hazardous substances that serve as blighting influences on the Property and to sell or lease the Property to private developers in accordance with the Project Plans and other applicable land use and redevelopment plans with respect to the Property.

**A motion was made by Alderman Morgenroth, seconded by Commissioner Anderson, to adopt RDA Resolution 16-24, approving the request to undertake the necessary actions to purchase 1520 and 1536 Clark Street. The motion PASSED by a Voice Vote.**

[1050-16](#)

**Subject:** (Direct Referral) Consider authorizing the RDA Chairman and Executive Director to sign all documents, on behalf of the RDA, to enter into an option to purchase the former Ajax Property (1520 and 1536 Clark Street) with Northpointe Development Corporation of Oshkosh, Wisconsin for the purposes of redeveloping the property in a manner consistent with prior entitlement approvals provided to Herman and Kittle Development in 2016.

*Director Connolly discussed the resolution. She stated the desire is to close on the property by the end of 2016.*

**A motion was made by Commissioner Anderson, seconded by Alderman Morgenroth, to adopt RDA Resolution 16-25, approving the request to enter into an option to purchase 1520 and 1536 Clark Street with Northpointe Development Corporation. The motion PASSED by a Voice Vote.**

## Adjournment

*Vice-Chairman Spangenberg left the meeting at 6:30 p.m.*

*There being no further business, the meeting adjourned at 6:30 p.m.*