



City of Racine

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

Meeting Minutes - Draft Redevelopment Authority of the City of Racine

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

Monday, October 14, 2013

5:15 PM

City Hall, Room 106

Call To Order

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

PRESENT: 5 - David Lange, Jim Chambers, Josh Garner, Doug Nicholson and Robert Anderson

EXCUSED: 2 - James T. Spangenberg and Gregory Holding

Others present:

Matthew Sadowski, Assistant Director of City Development
Michelle Cook, Secretary of City Development
Karen Frost, RCEDC

Approval of Minutes for the October 7, 2013 Meeting.

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

[13-9458](#)

Subject: (Direct Referral) Request by the Assistant Executive Director seeking approval to access funds from the City of Racine US EPA Brownfield Cleanup Revolving Loan Fund to assist in the environmental remediation of 1248 Washington Avenue. (Res. No. 13-0444)

Recommendation of the Redevelopment Authority on 10-14-13:

That the Authority access funds from the City of Racine United States Environmental Protection Agency Brownfield Cleanup Revolving Loan Fund (US EPA BC-RLF) and TID 16; and

That the Director of City Development, or his designee, to act on behalf of the Authority to: submit an application for a \$25,000 subgrant from the US EPA BC-RLF to aid in the site cleanup of 1248 Washington Avenue (aka the Nelson Electric property), sign all forms

and documents necessary, pay all fees, and take necessary action to undertake, direct, and complete approved subgrant activities.

Fiscal Note: The subgrant will be from the City's US EPA BC-RLF for \$25,000. There are sufficient funds in TID 16 to pay the balance (\$5,000) of the remediation expenses, and in the capital budget for legal fees and other associated costs.

Assistant Director Sadowski explained the request. He stated that the request will help with the environmental remediation of 1248 Washington Avenue. He explained that we are asking to access funds for \$25,000; the cost of remediating the site could be up to \$30,000 and any additional money over the \$25,000 cost will come from Tax Incremental District #16 which covers the Uptown area.

A motion was made by Commissioner Lange, seconded by Commissioner Chambers, to adopt RDA Resolution 13-26, recommending approval of the request. The motion PASSED by a Voice Vote.

13-9459

Subject: (Direct Referral) Request by the Assistant Executive Director seeking approval of a contract amendment for Stantec Consulting Services Inc. to provide Davis Bacon compliance services for brownfield remediation projects. (Res. No. 13-0445)

Recommendation of the Redevelopment Authority on 10-14-13:

That an amendment to the existing agreement between Stanec and the City for services associated with the City's brownfield cleanup efforts is deemed appropriate given Stantec's knowledge of the WEDC and EPA BC-RLF grant content as related to specific sites and their conditions, the design of the remediation plans, and their ability to expeditiously respond to the need for subsequent analysis of, or amendments and changes thereto.

Further, that Brian F.O'Connell, Executive Director, or his authorized agent to act on the behalf of the Authority to effectuate an amendment to the existing agreement between Stantec and the City for Davis Bacon compliance service associated with City's multiple brownfield cleanup grants, sign documents, and take necessary action to undertake, direct, and complete approved activities.

Fiscal Note: Funds are available in the City's Brownfield Cleanup Revolving Loan Fund as well as the Intergovernmental Shared Revenue Account under account 919.000.5020. Stantec's current estimate for services is \$10,000.

Assistant Director Sadowski stated this request relates to the cleanup of the Racine Steel Castings site, 1248 Washington Avenue, and the Harborside/Walker property. He stated remediation activities require compliance with federal wage rates and since Stantec is already onsite and familiar with the projects, it would be beneficial to have them also work on our Davis Bacon/labor standards compliance. He stated we want to amend the agreement with Stantec to include labor compliance.

\$10,000 is the cost estimate from Stantec to do the labor compliance. Karen Frost explained that the amount is funded through the grant so there is no extra cost to the City.

A motion was made by Commissioner Garner, seconded by Commissioner Lange, to adopt RDA Resolution 13-27, recommending approval of the request. The motion PASSED by a Voice Vote.

Administrative Business

None.

Next Meeting: November 4, 2013

Adjournment

A motion was made by Commissioner Anderson, seconded by Commissioner Chambers to adjourn the meeting. Hearing no objections, the meeting adjourned at 5:28 p.m.