



City of Racine

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

Meeting Minutes - Final

Redevelopment Authority of the City of Racine

Thursday, October 4, 2018

6:00 PM

City Hall, Room 303

Call To Order

Chairman Spangenberg called the meeting to order at 6:00 p.m.

PRESENT: 5 - Jen Adamski, Doug Nicholson, John Crimmings, Robert Anderson and James DeMatthew

Misc. Notes/Arrivals:

Cory Mason and James Spangenberg were also present (members not listed in the attendance).

Approval of Minutes for the September 6, 2018 Meeting.

A motion was made by Commissioner Adamski, seconded by Commissioner Nicholson, to approve the minutes of the September 6, 2018 meeting. The motion PASSED by a Voice Vote.

[1019-18](#)

Subject: (Direct Referral) A request from Nick Maragos for review and approval of a White Box Grant for the property at 5220 Washington Avenue.

Attachments: [5200 Washington Avenue WB](#)

Matt Sadowski, Assistant Director/Principal Planner, explained the white box grant request. He stated the property is the old Heritage Bank building and based on the bids received the project would be eligible for \$9,160.00 in white box funds. He stated an in-home healthcare agency will be taking over the vacant portion of the building and the white box funds would be used for the electrical, plumbing, and some masonry work.

A motion was made by Commissioner Anderson, seconded by Commissioner Adamski, to approve the White Box Grant for 5220 Washington Avenue in the amount of \$9,160.00. The motion PASSED by a Voice Vote with Nicholson abstaining.

[1024-18](#)

Subject: Resolution 18-28 authorizing the Executive Director to enter into an agreement with the City of Racine for the creation and administration of a Micro-Enterprise Revolving Loan Fund.

Attachments: [ABM Microenterprise Fund](#)
[Resolution 18-28 MicroEnterprise RLF](#)
[RDA- Microenterprise RLF Presentation](#)

Executive Director Amy Connolly stated that this request is similar to the CDBG Revolving Loan Fund currently administered by the RDA.

Matt Rejc, Manager of Housing and Community Development explained the request. He stated Community Development Block Grant (CDBG) has been typically used in housing rehab in the city. He stated this year, \$62,700.00 was allocated to a microenterprise revolving loan fund and explained some of the qualifications for the potential program. He stated loans would be \$3,000.00-\$15,000.00 and the underwriting would be done in-house. He stated the funds would be provided on a reimbursement basis and interest would be capped at 3 percent.

Commissioner Adamski asked how the Notice of Funds Availability (NOFA) would be noticed.

Rejc explained through the website, on Facebook and other social media and advertising sources.

A motion was made by Commissioner Nicholson, seconded by Commissioner Adamski, to adopt RDA Resolution 18-28, approving the request. The motion PASSED by a Voice Vote.

[1029-18](#)

Subject: Resolution 18-29 authorizing a second amendment to an option agreement with Cardinal Capital for the former Ajax property located at 1520 and 1536 Clark Street.

Attachments: [2018-09-19 Second Amendment to Option - Ajax Racine](#)
[Resolution 18-29 Ajax Property Second Amendment](#)

Connolly explained the request is for an extension of the option to mid-December. She stated financing and a term sheet are very close to being finalized.

Connolly also explained the request for item 1038-18. She stated in order to complete the project. The property would need to be rezoned and a certified survey map completed to split the parcel. She stated Cardinal Capital would like to be able to move forward quickly and is requesting the ability to apply for any amendments and applications necessary.

A motion was made by Commissioner Nicholson, seconded by Commissioner Anderson, to adopt RDA Resolution 18-29, approving the request. The motion PASSED by a Voice Vote.

[1030-18](#)

Subject: Resolution 18-30 approving change order no. 2 for the contract with Veit & Company, Inc. for the Water Street Redevelopment Area demolition project.

Attachments: [CO #2 Transite Pannels on 800 Building](#)
[Resolution 18-30 Change order #2 Veit](#)

Connolly explained the request. She stated an unexpected cost arose due to transite panels found at the 800 Water Street building.

A motion was made by Commissioner Nicholson, seconded by Commissioner Anderson, to adopt RDA Resolution 18-30 approving Change Order No. 2 for the contract with Veit & Company, Inc. The motion PASSED by a Voice Vote.

[1038-18](#)

Subject: Resolution 18-31 authorizing Cardinal Capital to apply for master plan amendments, rezoning, and Certified Survey Map Amendments from the City of Racine to entitle a residential development on the former Ajax Property located at 1520 and 1536 Clark Street.

Attachments: [Resolution 18-31 Authorizing signature of applications for Ajax Property](#)

Item 1038-18 was discussed with item 1029-18.

A motion was made by Commissioner Adamski, seconded by Commissioner Nicholson, to adopt RDA Resolution 18-31 approving the request. The motion PASSED by a Voice Vote.

Adjournment

There being no further business the meeting adjourned on a motion by Commissioner Adamski, seconded by Commissioner Nicholson, at 6:25 p.m.