



# City of Racine

## Meeting Minutes - Draft

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

### Redevelopment Authority of the City of Racine

*Chairman John Crimmings*  
*Alderman James T. Spangenberg*  
*David Lange*  
*Robert Ledvina*  
*Cory Mason*  
*Scott Terry*

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Wednesday, January 2, 2008

4:00 PM

City Hall, Room 209

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**Chairman John Crimmings called the meeting to order at approximately 4:08 p.m.**

**PRESENT:** 4 - John Crimmings, James T. Spangenberg, David Lange and Robert Ledvina

**EXCUSED:** 2 - Cory Mason and Scott Terry

*OTHERS PRESENT: Brian F. O'Connell, Director of City Development*  
*James Luelloff, Associate Planner*  
*Kristin Niemiec, RCEDC*  
*Chris Schanz, RCEDC*

#### **Approval of Minutes for the December 5, 2007 Meeting.**

A motion was made by Alderman James T. Spangenberg, seconded by Robert Ledvina, that the Minutes be approved, as distributed. The motion **PASSED** by a Voice Vote.

**07-1579**

**Subject:** (Direct Referral) Award Contract for Razing and Removal of the Building at 1014 Dr. Martin Luther King, Jr. Drive.

**Recommendation of Redevelopment Authority on 1-2-08:** To adopt Redevelopment Authority Resolution 08-01 to execute an agreement with AZAR, LLC to raze and remove the building at 1014 Dr. Martin Luther King Jr. Drive.

*Director O'Connell informed the members that six bids had received for the demolition of the former Homeward Bound building and that the low bid of \$43,777 was submitted by AZAR, LLC, d.b.a. Sam Azarian Wrecking Co.*

A motion was made by David Lange, seconded by Alderman James T. Spangenberg, that this item be **Approved**. The motion **PASSED** by a Voice Vote.

**07-1580**

**Subject:** (Direct Referral) Request of Cricket Communications to co-locate cellular antennas at 1810 Phillips Avenue in the Southside Industrial Park.

**Recommendation of Redevelopment Authority on 1-2-08:** To adopt Redevelopment Authority Resolution 08-02 to allow Cricket

Communications to co-locate cellular antennas at Phillips Avenue subject to conditions.

**Attachments:** [L.Cricket.pdf](#)

*Director O'Connell explained that the cellular tower located within the Southside Industrial Park is used currently by both AT&T and Verizon and that the proposal was to permit Cricket Communications a shared use of the facility subject to conditions.*

**A motion was made by David Lange, seconded by Alderman James T. Spangenberg, that this item be Approved. The motion PASSED by a Voice Vote.**

**07-1481**

**Subject:** (Direct Referral) Communication from the Maures Development Group submitting a development proposal for the Authority's property at 1014 Dr. Martin Luther King, Jr. Drive.

**Recommendation of the Redevelopment Authority on 12-5-07:** To contract for the preparation of a Section 42 market study at a cost of approximately \$5,000 and to defer action on the item until the study is completed.

**Recommendation of the Redevelopment Authority on 1-2-08:** That this item be deferred.

**Attachments:** [P.H.1014 Dr. MLKJr.Drive.pdf](#)  
[L.Dorsey Group.pdf](#)  
[L.RHNP.pdf](#)  
[L.Vangard.pdf](#)  
[Maures' Proposal.pdf](#)  
[NHS' Proposal.pdf](#)  
[Dev.Proposal 1000 Block Dr.Martin Luther KingDr.pdf](#)  
[Homeward Bound Redev.Proposal.pdf](#)

*Director O'Connell explained that an agreement for a market study had been entered into to determine how well the application would score with WHEDA.*

*Chairman Crimmings stated that Alderman Shakoor had expressed concerns regarding the rental units in the Maures proposal and asked if other proposals were being considered.*

*Director O'Connell explained that the Dorsey Group had expressed interest in the site and that he expected them to provide a proposal prior to the next meeting.*

**A motion was made by Alderman James T. Spangenberg, seconded by David Lange, that this item be Deferred. The motion PASSED by a Voice Vote.**

### **Miscellaneous Business**

*Director O'Connell briefed the members on the status of the newly acquired Schaffer property, Southside Industrial Park, Racine Steel Castings, West Racine, Pointe Blue, and the Haban property.*

### **Adjournment**

*There being no other matters before the Authority, the meeting was adjourned at approximately 4:50 p.m.*

*Respectfully submitted,*

*Brian F. O'Connell, Executive Director of the Redevelopment Authority,  
and Director of City Development*