



City of Racine

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

Meeting Minutes - Final Redevelopment Authority of the City of Racine

*James T. Spangenberg
David Lange
Jim Chambers
Doug Nicholson
James Morgenroth
Linda Johnson*

Thursday, September 4, 2014

5:15 PM

City Hall, Room 106

Call to Order

PRESENT: 4 - James T. Spangenberg, David Lange, Jim Chambers and James Morgenroth
EXCUSED: 2 - Doug Nicholson and Linda Johnson

Others present:

*Matt Sadowski, Assistant Director of City Development
Michelle Cook, Secretary of City Development*

Approval of Minutes for the August 4, 2014 Meeting.

A motion was made by Alderman Morgenroth, seconded by Commissioner Lange, to approve the minutes of the August 4, 2014 meeting. The motion PASSED by a Voice Vote.

14-10536

Subject: (Direct Referral) Request by the Assistant Executive Director of the Redevelopment Authority seeking permission to apply for a \$200,000 (no local match) US EPA Area Wide Planning Grant to be used to develop detailed reuse plans for brownfield sites in the RootWorks project area. (Res No. 14-0371)

Recommendation of the Redevelopment Authority on 9-4-2014:

That funds and assistance available from the US EPA Area Wide Planning Grant be requested and that the rules of the program be complied with.

Further, that Brian F. O'Connell, Executive Director, or his authorized agent act on the behalf of the Authority to: submit an application to US EPA for Area Wide Planning Grant funds to aid in the development of detailed reuse plans for brownfield sites in the RootWorks redevelopment area, sign documents, and take necessary action to undertake, direct and complete approved grant activities.

Recommendation of the Finance and Personnel Committee on

9-8-14: That funds and assistance available from the US EPA Area Wide Planning Grant be requested and that the rules of the program be complied with.

Further, that Brian F. O'Connell, Executive Director, or his authorized agent act on the behalf of the Authority to: submit an application to US EPA for Area Wide Planning Grant funds to aid in the development of detailed reuse plans for brownfield sites in the RootWorks redevelopment area, sign documents, and take necessary action to undertake, direct and complete approved grant activities.

Fiscal Note: The grant request is for \$200,000 and there is no City Match required.

Attachments: [RDA Resolution 14-18](#)

Assistant Director Sadowski explained the request. He stated that we were looking to attract as many grant dollars as possible to fund the Root River project. He showed areas of the Root River plan such as Machinery Row, River walk area, West Bluff, etc... He explained the proposed improvements and uses within the area under the Tax Incremental District No. 18 proposed plan. He stated the request is to help fund detailed study of certain areas under the TID No. 18.

He explained the different phases and areas of the TID. The request is to apply for and accept the grant. There is no city match required for the grant.

A motion was made by Commissioner Lange, seconded by Commissioner Chambers, to adopt RDA Resolution 14-18 recommending approval of the request. The motion PASSED by a Voice Vote.

Administrative Business:

Updates: Tax Incremental District 18, PCI HealthDev (West Racine redevelopment project), other RDA properties.

TID No. 18

Mr. Sadowski explained that the Standing Joint Review Board met on August 27th to discuss the proposed TID No. 18 plan. He stated their next meeting is scheduled for the 26th of September. He stated the City Plan Commission took up the plan at a public hearing held on August 27th, there was no public comment and the CPC recommended the plan be adopted. The Common Council will take up the plan at its September 16th meeting and the plan will need to be sent to the State by October 31, 2014.

Commissioner Chambers asked about the plan as it related to Root Works.

Mr. Sadowski responded that the plan does not encompass the entire RootWorks planning area but a more condensed areas surrounding the Machinery Row project.

PCI Health, 3100 (odd) block of Washington Avenue

Mr. Sadowski stated that we are currently working with the developer through the purchase process. He stated alley vacations are needed and staff recently met with the surveyor for the developers. Closing is probable for mid-October.

Racine Steel Castings

Mr. Sadowski stated part of the wall fell down. Staff is currently working getting bids for repair.

Next Meeting date is October 6, 2014

Adjournment

There being no further business, Chairman Spangenberg adjourned the meeting at 5:39 p.m.