



# City of Racine

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

## Meeting Minutes - Final Redevelopment Authority of the City of Racine

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

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Thursday, November 12, 2009

4:00 PM

Racine Public Library (Lee Room),  
75 Seventh Street

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### Call To Order

**PRESENT:** 7 - Cory Mason, Scott Terry, Pete Karas, John Crimmings, James T. Spangenberg, David Lange and Robert Ledvina

*Others present: Brian O'Connell, Director of City Development  
Nicole Loop, Assistant City Attorney  
Jean Wolfgang, Associate Planner  
Kristin Niemiec, RCEDC  
Alderman Terry McCarthy*

### Approval of Minutes for the October 7, 2009 Meeting.

**A motion was made by Alderman Spangenberg, seconded by Commissioner Lange, to approve the minutes of the October 7, 2009 meeting. The motion PASSED by a Voice Vote.**

#### 09-4073

**Subject:** (Direct Referral) Communication from the Executive Director submitting design guidelines for development in the Southside Industrial Park.

*Director O'Connell indicated that in light of the Treasures development, more changes to the design guidelines are needed.*

**A motion was made by Commissioner Karas, seconded by Alderman Spangenberg, to defer this item. The motion PASSED by a Voice Vote.**

#### 09-4238

**Subject:** Lease of outdoor advertising space on Redevelopment Authority property.

*Director O'Connell explained that this matter was discussed in closed session at the previous meeting and a vote in open session is now appropriate.*

**A motion was made by Commissioner Lange, seconded by Commissioner Ledvina, to receive and file the request of Adams Outdoor Advertising to renew its lease for two billboards on the former Cruise Inn. The motion PASSED by a Voice Vote.**

#### 09-4349

**Subject:** Request to amend Redevelopment Authority bylaws to incorporate City of Racine purchasing procedures

**Attachments:** [Redevelopment Authority Bylaws](#)

*Director O'Connell requested authorization to use the city's purchasing procedures for purchasing for the Authority. He explained that the City Development staff uses the city's purchasing card program for small purchases and that other purchases are done through the Department of Public Works. Director O'Connell reviewed the proposed changes in the bylaws to conform to state statutes and city policies and procedures. Commissioner Terry asked for clarification on professional services. Director O'Connell explained that the public bidding is not required for professional services, but the city typically solicits proposals from several firms.*

**A motion was made by Alderman Spangenberg, seconded by Commissioner Terry, to adopt resolution 09-24 adding procurement practices to the Authority's bylaws. The motion PASSED by a Voice Vote.**

**09-4350**

**Subject:** Request to approve a contract in the amount of \$7,200 with Industrial Roofing Services, Inc. for professional services to provide bid specifications for roof system repair and replacement at 1511 Washington Avenue.

**Attachments:** [13825 COR-1511 Washington Avenue Spec](#)

*Director O'Connell explained that the Authority-owned building at 1511 Washington Avenue has a roof leak. Industrial Roofing Services was recommended by the Department of Public Works (DPW) as a qualified firm that has successfully designed roof repairs for city buildings in the past. Associate Planner Wolfgang indicated the firm would prepare the specs, conduct a pre-bid meeting and assist in project management. The actual roof repair or replacement contract would be bid by DPW.*

**A motion was made by Commissioner Lange, seconded by Alderman Spangenberg, to adopt resolution 09-25 approving a contract with Industrial Roofing Services (IRS) for professional design services related to roof repair or replacement at 1511 Washington Avenue. The motion PASSED by a Voice Vote.**

**09-4351**

**Subject:** Request for the Redevelopment Authority to apply for and accept Brownfields Site Assessment Grants from the Wisconsin Department of Natural Resources.

*Director O'Connell explained there are two grants being applied for and each requires its own resolution. He reviewed the draft resolutions. Commissioner Mason asked what the difference was between the two resolutions. O'Connell indicated one was a small grant (\$30,000 maximum) and the other was a large grant (more than \$30,000).*

**A motion was made by Commissioner Mason, seconded by Commissioner Ledvina, to adopt resolution 09-26 authorizing application and acceptance of the "large grant" from the Department of Natural Resources. The motion PASSED by a Voice Vote.**

**A motion was made by Commissioner Mason, seconded by Alderman Spangenberg, to adopt resolution 09-27 for the "small grant". The motion PASSED by a Voice Vote.**

**09-4288**

**Subject:** Request from the 9th District Alderman for the Redevelopment Authority to formalize a strategy for its State Street

holdings until an KRM decision is finalized.

Attachments: [Terry McCarthy](#)

*Director O'Connell explained there was discussion at the last meeting about a moratorium for the State Street area. Based on that discussion and a communication from Alderman McCarthy, the staff prepared a draft resolution regarding the moratorium. The resolution indicates that for 12 months the Authority would not accept or respond to any offers on its properties in the State Street corridor.*

*Commissioner Karas spoke against the moratorium. He does not want to discourage developers and does not think this resolution addresses Alderman McCarthy's request. Karas read the communication and noted that it referenced a professional analysis of the situation.*

*O'Connell indicated that McCarthy's communication generated two items on the agenda and the second item addresses conducting an analysis.*

*Karas thinks by doing the moratorium and then the analysis puts the cart before the horse.*

*Chairman Crimmings disagreed with Karas and felt the Authority needs the moratorium to give time for analysis. Otherwise, we may get proposals while the study is being done.*

*Karas asked how long a professional analysis would take. Crimmings estimated 60 to 90 days.*

*Karas pointed out that we could always defer action on a proposal instead of having a moratorium. Crimmings pointed out that the best way to handle this is to put in place a moratorium and then ask for proposals to get the best product.*

*Karas asked if it was possible to defer proposals that come in. Crimmings indicated it is possible, but we need to buy some time and not solicit development while we do an analysis. A moratorium is a more fair practice.*

*O'Connell pointed out that allowing the analysis work to be done and sharing the results will give developers a better a fair starting point.*

*Commissioner Terry indicated he does not feel the moratorium is needed. There were studies done for the Washington Avenue corridor without a moratorium. He doesn't like a lack of a deadline for completion of the analysis.*

*Commissioner Lange believes we need time to do an analysis and develop strategies. Crimmings indicated that the Authority would have to hire a consultant specializing in Transit Oriented Development. O'Connell added that there are firms that do this type of analysis and have done them for stations in the Chicago area that received new or expanded rail service.*

*Crimmings would like development to come forward with the knowledge of the value and the potential of the property. He worries about not getting enough for the land.*

*Terry asked why the Authority has been dealing with this land for three years and why a value for this land has not been determined. Discussion followed.*

*Commissioner Mason reviewed the process and progress of the KRM decision. We*

*may not know the fate of KRM in 12 months. First the legislature needs to vote and then there is an application process with the federal government. All of this could take a few years. Mason asked to hear from Alderman McCarthy.*

*McCarthy said he wants a clear vision of what we are going to do with this land while we wait for a KRM decision. He wants a context to make decisions and to know the value of the land with KRM and without KRM.*

*Karas moved to receive and file. The motion was seconded by Terry. O'Connell expressed concern about what to do with unsolicited proposals received while the analysis is underway. Crimmings suggested a shorter duration would be more appropriate to avoid unsolicited proposals. Alderman Spangenberg noted the last time the Authority met it heard that its process was not fair and there was not enough information. The moratorium would allow for fairness and for more information to be gathered, although a shorter time period might be better.*

*Terry addressed the process again. The Authority should at least be able to receive proposals and defer. Nobody knew of a similar moratorium being done in the Authority's history. Associate Planner Wolfgang pointed out that other municipalities have done this.*

*A roll call vote was taken on Karas' motion.*

*Ayes (3): Karas, Ledvina, Terry*

*Noes (4): Lange, Mason, Spangenberg, Crimmings*

*Motion FAILED.*

*Crimmings suggested a shorter term moratorium. A motion was made by Mason to adopt resolution 09-28 with a six-month moratorium with changes to the draft resolution including a typographic correction and adding language that during the moratorium an analysis be done and a strategy be developed. Lange agreed these changes were good. Spangenberg seconded the motion.*

*Karas spoke against a moratorium. Terry would like to see three months.*

*Terry moved for a three-month moratorium and Karas seconded the motion. Spangenberg indicated that six months is more reasonable. Mason hopes there will be State Legislature action in the next three months. A roll call vote was taken on Terry's amending motion for a three-month moratorium.*

*Ayes (2): Karas, Terry*

*Noes (5): Ledvina, Lange, Mason, Spangenberg, Crimmings*

*Motion FAILED.*

*Alderman McCarthy pointed out that languages could be added to indicate up to six months or until analysis is complete.*

**A motion was made by Commissioner Mason, seconded by Alderman Spangenberg, to adopt resolution 09-28 with a six-month moratorium with changes to the draft resolution including a typographic correction and adding language that during the moratorium an analysis be done and a strategy be developed. The motion PASSED by the following vote:**

**AYES:** 5 - Cory Mason, John Crimmings, James T. Spangenberg, David Lange and Robert Ledvina

NOES: 2 - Scott Terry and Pete Karas

09-4290

**Subject:** Request from the 9th District Alderman for the Redevelopment Authority to formalize post-decision strategies regarding State Street for two scenarios - KRM approved and KRM rejected.

**Attachments:** [Terry McCarthy](#)

*Director O'Connell asked for a motion to defer and to direct staff to prepare an analysis and strategy.*

**A motion was made by Commissioner Mason, seconded by Commissioner Lange, to defer and direct staff to prepare an analysis and strategy for the valuation and marketing of Authority-owned properties in the State Street area under two scenarios - with and without commuter rail. The motion PASSED by a Voice Vote.**

09-4387

**Subject:** (Direct Referral) Communication from Commissioner Scott Terry regarding evaluation of development proposals.

*Commissioner Terry explained that in the past year he has not seen any scoring system for analysis of proposals. He said there are examples of scoring systems from the CDBG application process and from Redevelopment Authorities of other cities. Examples that he has looked at include points for experience, style, understanding of the community, budget, approach, and technical abilities. He would like a scoring system in place for proposals. Commissioner Karas commented that he is leery of scoring systems because it takes the members off the hook. Chairman Crimmings agrees that we don't want too tight of a system.*

**A motion was made by Commissioner Terry, seconded by Commissioner Lange, to defer and refer to staff to respond with a scoring proposal for the January meeting. The motion PASSED by a Voice Vote.**

**A motion was also made by Commissioner Mason, seconded by Commissioner Ledvina, to direct staff to prepare a packet for developers giving guidelines to be presented at the January meeting. The motion PASSED by a Voice Vote.**

## CLOSED SESSION

*Chairman Crimmings read the notice regarding a closed session.*

*Commissioner Karas indicated he preferred to see the Tousis item held in open session. Crimmings asked why the Tousis item was noticed in closed session. Director O'Connell indicated that active negotiations were currently underway and he wished to bring the Authority up to date on the negotiations. Karas asked to vote on each item separately to go into closed session.*

**A motion was made by Chairman Crimmings, seconded by Commissioner Spangenberg, to go into closed session for item 09-4158, the Tousis matter. The motion PASSED by the following vote:**

**AYES:** 4 - Cory Mason, John Crimmings, James T. Spangenberg and David Lange

**NOES:** 3 - Scott Terry, Pete Karas and Robert Ledvina

[09-4158](#)

**Subject:** Communication from Tom Tousis submitting a plan wishing to negotiate a one year plan for purchase of the property and developers contract on the southwestern corner of Washington Avenue and West Boulevard.

(Also refer to City Plan Commission)  
(Also refer to Access Corridor Committee).

**Attachments:** [TOUSIS](#)

**A motion was made by Chairman Crimmings, seconded by Commissioner Mason, to go into closed session for item 09-4083, the potential acquisition of industrial property. The motion PASSED by the following vote:**

**AYES:** 7 - Cory Mason, Scott Terry, Pete Karas, John Crimmings, James T. Spangenberg, David Lange and Robert Ledvina

[09-4083](#)

**Subject:** (Direct Referral) Potential acquisition of currently unused industrial property.

## OPEN SESSION

**A motion was made by Chairman Crimmings, seconded by Alderman Spangenberg, to reconvene in open session. The motion PASSED by the following vote:**

**AYES:** 7 - Cory Mason, Scott Terry, Pete Karas, John Crimmings, James T. Spangenberg, David Lange and Robert Ledvina

09-4158

*Chairman Crimmings reported that a revised option agreement was received from Mr. Tousis at 2:00 p.m. today. He said the staff had been directed to review the details of the revised option agreement and to continue negotiations with Mr. Tousis.*

## Administrative Business

*Director O'Connell distributed a memorandum from City Attorney Robert Weber giving his opinion and the opinion of Mary Wyant, the chair of the city's Ethics Board, on issues of conflict of interest. O'Connell explained that the memorandum was for the Commissioners' reference and no action was necessary.*

## Adjournment

*There being no further business before the Authority, Chairman Crimmings adjourned the meeting.*