



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*

Wednesday, August 6, 2008

4:00 PM

City Hall, Room 209

Chairman John Crimmings called the meeting to order at approximately 4:00 p.m.

PRESENT: 5 - Cory Mason, Pete Karas, John Crimmings, James T. Spangenberg and David Lange

EXCUSED: 2 - Scott Terry and Robert Ledvina

*Others Present: Brian F. O'Connell, Director of City Development
Kristin Niemiec, RCEDC
Jill Johanneck, Associate Planner
Penelope Gabor, Planning Intern
James Luelloff, Associate Planner*

Approval of Minutes for the June 4, 2008 Meeting.

A motion was made by Pete Karas, and seconded by Alderman Jim Spangenberg to approve the minutes as distributed. The motion PASSED.

[08-2492](#)

Subject: An offer to Quit-claim 1350 & 1354 State Street Properties to the City of Racine (Res.08-1000)

Recommendation of Redevelopment Authority on 8-06-08: That the Common Council, pursuant to sec. 66.1333 (5) (b) Wis. Stats., authorize and direct the Redevelopment Authority to acquire the properties at 1350 and 1354 State Street.

Further Recommends, that the Common Council provide funds in the amount of up to \$50,000.00 for closing costs, demolition of structures on the property, and one-year's costs of holding the property. The Authority recommends that Intergovernmental Revenue Sharing Funds be used for this purpose.

Further Recommends, that this request be referred to the Finance and Personnel Committee of the Common Council for review and approval.

Recommendation of the Finance & Personnel Committee on 8-27-08: That the Quit-claim for 1350 & 1354 State Street Properties to the City of Racine be approved pursuant to sec. 66.1333 (5) (b) Wis. Stats. and that the Intergovernmental Revenue Sharing Fund advance up to \$50,000.00 for closing costs, demolition of structures on

the property and one-year's costs of holding the property.

Fiscal Note: The property is being donated to the City at no cost. Inter-governmental shared revenues will be required for the closing and demolition costs.

Attachments: [Communication Hoornstra letter](#)
[RDA Attachment](#)

Director O'Connell explained that the two properties were vacant commercial building located across from one of our redevelopment parcels. He stated that the condition of the buildings warranted the issuance of a demolition order according to the Building Department and by acquiring the properties for a token amount the Authority could expedite having the property cleared.

He went on to explain that an Economic Development Initiative Grant had been proposed for the State Street area and if approved the cost associated with the acquisition and demolition would be assumed by the grant.

A motion was made by Alderman Spangenberg, and seconded by David Lange to adopt Redevelopment Authority Resolution 08-13, requesting Common Council approval of the acquisition. The motion PASSED.

08-2502

Subject: (Direct Referral) Request of the Commercial Corridor Project Manager to discuss retail strategy and marketing in West Racine.

Director O'Connell stated that having a market analysis as proposed by the Clue Group would be a benefit and the cost was an eligible TIF expense.

Kristin Niemiec explained that County funds were available for a share of the analysis of West Racine, but that an additional \$2,425 would be needed.

Alderman Spangenberg spoke in support of the market analysis.

A motion was made by Cory Mason, and seconded by Pete Karas to approve Redevelopment Authority Resolution 08-14, providing funding for the market analysis. The motion PASSED.

08-2503

Subject: (Direct Referral) Request to amend the project budget for 1526 Washington Avenue.

Director O'Connell stated that the Uptown demonstration project at 1526 Washington Avenue was progressing and that there was enthusiasm about the project. He explained that the Uptown project had won an award from the Wisconsin American Planning Association.

He went on to say that the extent of the renovation of the building had been revised to reduce the cost and that the contract had been now finalized. He stated that the contract amount was \$604,000 and the total cost including the acquisition and repairs to date was approximately \$800,000. He explained that the goal was to sell the property as two units at a price of \$200,000 each.

Pete Karas asked if the subsidy for this project was then \$400,000.

Director O'Connell stated that it was, but that this was a demonstration project and that the added value would benefit the proposed TID district.

Chairman Crimmings asked about the condition and future of other building within the area and if private investments were being made.

Director O'Connell stated that several properties had either been recently renovated or were in the process of being renovated by investors.

A motion was made by Pete Karas, and seconded by Alderman Spangenberg to adopt Resolution 08-15, authorizing a design-build contract with Katt Construction for \$604,153.

Status Report on ongoing redevelopment projects.

Director O'Connell provided updates on the 1130 Washington Avenue RFP, Uptown TID, Uptown Award, West Racine, Homeward Bound, Southside Industrial Park, and Racine Steel Castings.

Adjournment

There being no other matters before the Authority, the meeting was adjourned at approximately 5:07 p.m.