



# City of Racine

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

## Meeting Minutes - Draft

### Common Council

*Alder Jeff Coe*  
*Alder Mollie Jones*  
*Alder Olivia Turquoise-Davis*  
*Alder David Maack*  
*Alder Melissa Kaprelian*  
*Alder Sandy Weidner*  
*Alder Maurice Horton*  
*Alder Cinthia Esqueda*  
*Alder Terry McCarthy*  
*Alder Sam Peete*  
*Alder Mary Land*  
*Alder Henry Perez*  
*Alder Renee Kelly*  
*Alder Marlo Harmon*  
*Alder Cory Sebastian*

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Tuesday, January 7, 2025

6:00 PM

City Hall, Room 205

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#### A. Call To Order

#### B. Pledge of Allegiance To The Flag

*Mayor Mason led the council in the Pledge of Allegiance to the Flag.*

#### C. Approval of Journal of Council Proceedings (Minutes) December 3rd, 2024 and November 19, 2024

A motion was made by Alder Peete, seconded by Alder Maack to Approve the Minutes. The motion PASSED by the following vote:

**AYES:** 12 - Turquoise-Davis, Maack, Kaprelian, Weidner, Horton, Esqueda, McCarthy, Peete, Land, Perez, Harmon and Sebastian

**EXCUSED:** 3 - Coe, Jones and Kelly

#### D. Public Comments

*The following people appeared to speak before the Common Council:  
Jerry Hooyman*

#### E. Committee Reports

##### Public Safety and Licensing Committee Report, by Ald. Peete

[1025-24](#)

**Subject:** Communication sponsored by Alder Peete, on behalf of the City Clerk's Office, submitting a new application for a Secondhand

Article Dealer's & Secondhand Jewlery Dealer License, Wisconsin Discount II LLC DBA Wisconsin Discount II, located at 1733 Douglas Ave, Nesreen Abushihab, Agent. (4th District)

**Recommendation of the Public Safety and Licensing Committee on 12-30-2024:** That the application for a Secondhand Article Dealer's & Secondhand Jewlery Dealer License, Wisconsin Discount II LLC DBA Wisconsin Discount II, located at 1733 Douglas Ave, Nesreen Abushihab, Agent. (4th District), be Approved.

**Fiscal Note:** N/A

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1101-24](#)

**Subject:** Communication sponsored by Alder Peete, on behalf of the City Clerk's Office, submitting an application for a Secondhand Jewelry Dealer License, Ancient Infinity LLC DBA Ancient Horizons, located at 5790 Durand Ave Unit A148, Ali Abdbari, Agent. (14th District)

**Recommendation of the Public Safety and Licensing Committee on 12-30-2024:** That the application for a Secondhand Jewelry Dealer License, Ancient Infinity LLC DBA Ancient Horizons, located at 5790 Durand Ave Unit A148, Ali Abdbari, Agent. (14th District), be Approved.

**Fiscal Note:** N/A

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1103-24](#)

**Subject:** Subject: Communication sponsored by Alder Peete, on behalf of the City Clerk's Office, submitting an application for a Secondhand Article Dealer License, One Stop Shop Thrift LLC DBA One Stop Shop Thrift, located at 240 Main St, Tara Gutierrez, Agent. (1st District)

**Recommendation of the Public Safety and Licensing Committee on 12-30-2024:** That the application for a Secondhand Article Dealer License, One Stop Shop Thrift LLC DBA One Stop Shop Thrift, located at 240 Main St, Tara Gutierrez, Agent. (1st District), be Approved.

**Fiscal Note:** N/A

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1110-24](#)

**Subject:** Communication sponsored by Alder Peete, on behalf of the City Clerk's Office, submitting an application for a Change of Agent, with a "Class B" Fermented Malt Beverage and Intoxicating Liquor

License, for Bridge Tender Tavern LLC DBA Bridge Tender Tavern located at 303 Dodge St, Jenni Mattie, Agent. (1st District)

**Recommendation of the Public Safety and Licensing Committee on 12-30-2024:** That the application for a Change of Agent, with a "Class B" Fermented Malt Beverage and Intoxicating Liquor License, for Bridge Tender Tavern LLC DBA Bridge Tender Tavern located at 303 Dodge St, Jenni Mattie, Agent. (1st District), be Approved.

**Fiscal Note:** N/A

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1111-24](#)

**Subject:** Communication sponsored by Alder Peete, on behalf of the City Clerk's Office, submitting an application for a Change of Agent, with a "Class B" Fermented Malt Beverage and Intoxicating Liquor License, for Chartroom Restaurant LLC DBA Chart Room located at 209 Dodge St, Jenni Mattie, Agent. (1st District)

**Recommendation of the Public Safety and Licensing Committee on 12-30-2024:** That the application for a Change of Agent, with a "Class B" Fermented Malt Beverage and Intoxicating Liquor License, for Chartroom Restaurant LLC DBA Chart Room located at 209 Dodge St, Jenni Mattie, Agent. (1st District), be Approved.

**Fiscal Note:** N/A

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1112-24](#)

**Subject:** Communication sponsored by Alder Peete, on behalf of the City Clerk Office, submitting an application for a Premise Description Change/ Hours Change, for Dynasty Co. INC DBA Dynasty Restaurant located at 2427 Lathrop Ave, Norberto Rapeta, Agent. (11th District)

**Recommendation of the Public Safety and Licensing Committee on 12-30-2024:** That the application for a Premise Description Change/ Hours Change, for Dynasty Co. INC DBA Dynasty Restaurant located at 2427 Lathrop Ave, Norberto Rapeta, Agent. (11th District), be Approved.

**Fiscal Note:** N/A

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1113-24](#)

**Subject:** Communication sponsored by Alder Peete, on behalf of the City Clerk Office, submitting an application for a Premise Description Change/ Hours Change, for Rapeta Properties LLC DBA El Buen

Manantial located at 2207 Lathrop Ave, Abigail Rapeta, Agent. (11th District)

**Recommendation of the Public Safety and Licensing Committee on 12-30-2024:** That the application for a Premise Description Change/ Hours Change, for Rapeta Properties LLC DBA El Buen Manantial located at 2207 Lathrop Ave, Abigail Rapeta, Agent. (11th District), be Approved.

**Fiscal Note:** N/A

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

### Community Development Block Grant Advisory Board Report, by Ald. McCarthy

#### [0760-24](#)

**Subject:** Communication sponsored by Mayor Mason requesting up to \$2 Million in HOME Funds for property redevelopment at 2509 Sixteenth Street and 1624 Holmes Avenue.

**Recommendation of the CDBG Advisory Board on 12-09-24:** To approve an allocation of up to \$2 million in HOME funds for the demolition and redevelopment of 2509 Sixteenth Street, as well as for the development of the city-owned lot at 1624 Holmes Ave.

**Recommendation of the Common Council on 01-07-2025:** That the allocation of up to \$2 million in HOME funds for the demolition and redevelopment of 2509 Sixteenth Street, as well as for the development of the city-owned lot at 1624 Holmes Ave be Approved.

**Fiscal Note:** The HOME fund currently has sufficient resources to cover the demolition and redevelopment of 2509 Sixteenth Street and the development of 1624 Holmes Ave.

**A motion was made by Alder McCarthy, seconded by Alder Land, that this Communication be Approved. The motion PASSED by the following vote:**

**AYES:** 11 - Turquoise-Davis, Maack, Kaprelian, Weidner, Horton, Esqueda, McCarthy, Peete, Land, Perez and Harmon

**NOES:** 1 - Sebastian

**ABSENT:** 3 - Coe, Jones and Kelly

#### [1091-24](#)

**Subject:** Communication sponsored by Mayor Mason to issue a Community Development Block Grant (CDBG) home repair loan to 3617 Clairmont St.

**Recommendation of the CDBG Advisory Board on 12-09-24:** To approve the terms as presented for the CDBG home repair loan and

forgivable grant to the owner of 3617 Clairmont St.

**Recommendation of the Common Council on 01-07-2025:** That the terms as presented for the CDBG home repair loan and forgivable grant to the owner of 3617 Clairmont St be Deferred to the next Common Council.

**Fiscal Note:** \$35,500 is the total project cost, \$17,750 is a grant, and \$17,750 is a loan at 0.75% interest. There are sufficient funds available in the CDBG Revolving Loan Fund.

**A motion was made by Alder Kaprelian, seconded by Alder Maack, that this Communication be Deferred to the next Common Council Meeting. The motion PASSED by the following vote:**

**AYES:** 12 - Turquoise-Davis, Maack, Kaprelian, Weidner, Horton, Esqueda, McCarthy, Peete, Land, Perez, Harmon and Sebastian

**EXCUSED:** 3 - Coe, Jones and Kelly

[1092-24](#)

**Subject:** Communication sponsored by Mayor Mason to issue a Community Development Block Grant (CDBG) home repair loan to 2915 Douglas Ave.

**Recommendation of the CDBG Advisory Board on 12-09-24:** To approve the terms as presented for the CDBG home repair loan and forgivable grant to the owner of 2915 Douglas Ave.

**Recommendation of the Common Council on 01-07-2025:** That the terms as presented for the CDBG home repair loan and forgivable grant to the owner of 2915 Douglas Ave be Deferred to the next Common Council..

**Fiscal Note:** \$36,950 is the total project cost, \$10,000 is a TID grant through the CDA, \$13,475 is a forgivable grant, and \$13,475 is a loan at 0.75% interest. There are sufficient funds available in the CDBG Revolving Loan Fund.

**A motion was made by Alder Kaprelian, seconded by Alder Maack, that this Communication be Deferred to the next Common Council Meeting. The motion PASSED by the following vote:**

**AYES:** 12 - Turquoise-Davis, Maack, Kaprelian, Weidner, Horton, Esqueda, McCarthy, Peete, Land, Perez, Harmon and Sebastian

**EXCUSED:** 3 - Coe, Jones and Kelly

[1093-24](#)

**Subject:** Communication sponsored by Mayor Mason to issue a Community Development Block Grant (CDBG) home repair loan to 2501 Gilson Street.

**Recommendation of the CDBG Advisory Board on 12-09-24:** To

approve the terms as presented for the CDBG home repair loan and forgivable grant to the owner of 2501 Gilson St.

**Fiscal Note:** The total project cost is up to \$50,000, up to \$25,000 is a grant, and up to \$25,000 is a loan at 0.75% interest. There are sufficient funds available in the CDBG Revolving Loan Fund.

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

**F. Council Vote on Consent Agenda Items ( Communications, Committee Reports, Resolutions)**

A motion was made by Alder Terry McCarthy, seconded by Alder David Maack, that this be Considered as Reported Adopted by the following vote:

**AYES:** 12 - Turquoise-Davis, Maack, Kaprelian, Weidner, Horton, Esqueda, McCarthy, Peete, Land, Perez, Harmon and Sebastian

**ABSENT:** 3 - Coe, Jones and Kelly

**G. Common Council Announcements**

**Announcements are limited to recognition of City residents and employees, memorials, and non-political community events. Discussion of matters related to governmental business is prohibited.**

**H. Adjourn**

*The meeting was adjourned at 6:28 P.M. by Alder Horton.  
The next scheduled meeting of the Council is Tuesday, Jan 21, 2025.*  
ATTEST: TARA MCMENAMIN  
CITY CLERK