



City of Racine

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

Meeting Minutes - Final

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

Tuesday, January 7, 2025

6:00 PM

City Hall, Room 205

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. he 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