

City of Racine

*City Hall
730 Washington Ave.
Racine, WI 53403*



Meeting Minutes

Friday, June 22, 2007

4:00 PM

Room 209, City Hall

Redevelopment Authority of the City of Racine

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

Vice Chairman Spangenberg called the meeting to order at approximately 4:03 p.m.

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

*OTHERS PRESENT: Brian F. O'Connell, Director of City Development
James Lueloff, Associate Planner
Kristin Niemiec of Racine County Economic Development Corp.*

Approval of the Minutes of May 2 and 10, 2007 Meetings.

A motion was made by Alderman Pete Karas, seconded by Cory Mason, that the minutes be approved, as distributed. The motion PASSED.

07-0685

Subject: Request of The West Racine Business and Professional Association for use of the redevelopment property on the 3100 block of Washington Avenue for their Western Days.

Recommendation of Redevelopment Authority on 6-22-07: That the request of the West Racine Business and Professional Association for the use of the Authority's property at 3124 Washington Avenue on July 21, 2007, for activities as part of the Association's Western Days event, be granted subject to the following conditions:

- a. All costs associated with the temporary use of the property are borne by the West Racine Business and Professional Association.
- b. The Association remove any displays, remove and properly dispose of any accumulated trash, and restore the property to its prior condition within 24 hours of the conclusion of the event.
- c. The Association extend its liability insurance to cover the area and name the City of Racine and the Redevelopment Authority as additional insured, and agree to hold the City and the Authority harmless.

Further recommends that the Chairman and Executive Director of the Authority be authorized to execute an agreement with the West Racine Business and Professional Association for the temporary use consistent with the conditions herein.

Further recommends that the communication be received and filed.

Further to approve Redevelopment Authority Resolution 07-12.

Fiscal Note: NA.

Attachments: [L.WestRacine.pdf](#)

Director O'Connell explained that the request was for the temporary use of the site of the

former service station on the north side of Washington Avenue.

A motion was made by Cory Mason, seconded by Alderman Pete Karas, that this item be Recommended For Approval, subject to the listed conditions in the recommendation. The motion PASSED.

07-0809

Subject: (Direct Referral) Request for authorization to accept a grant of community development block grant funds for the acquisition and rehabilitation of 1526 Washington Avenue.

Recommendation of Redevelopment Authority on 6-22-07: That Redevelopment Authority Resolution 07-13 be approved.

Attachments: [Sources & Uses.pdf](#)

Director O'Connell explained that authority was awarded a CDBG grant of \$120,000 for the acquisition and renovation of the property and that an approval was needed to enter into an agreement for the use of the funds.

Director O'Connell explained that the proposal was to renovate the property and then to sell it as part of the proposed artist relocation project.

Director O'Connell explained that the CDBG funds were a grant that would not need to be repaid.

The concept of the artist relocation program was discussed at length.

Kristen Niemiec stated that at least five properties within the Uptown area were currently being acquired by investors for rehabilitation.

Alderman Karas suggested that a joint meeting of the Common Council and Redevelopment Authority to discuss the artist relocation program.

A motion was made by Cory Mason, seconded by David Lange, that this item be Approved. The motion PASSED.

07-0810

Subject: (Direct Referral) Request for approval of an agreement with Racine County Real Estate Development Corporation for the redevelopment of 1526 Washington Avenue.

Recommendation of Redevelopment Authority on 6-22-07: That Redevelopment Authority Resolution 07-14 be approved.

Kristen Niemiec provided a rendering of the proposed façade renovation.

Director O'Connell explained that the action would allow RCEC to contract the renovation of the property. The proposal was to divide the property into parcels and to renovate the exterior of the building but white box the interior.

Chairman John Crimming questioned the financial feasibility of proposal and suggested that decision to split the parcel into condos be deferred.

A motion was made by Alderman Pete Karas, seconded by Chairman John Crimmings, that this item be Approved. The motion PASSED.

[07-0822](#)

Subject: (Direct Referral) Request for an advance of funds from the Intergovernmental Revenue Sharing Fund for the purchase of and demolition of structures on 1014 Dr. Martin Luther King, Jr. Drive.

Recommendation of Redevelopment Authority on 6-22-07: That the item be deferred.

Director O'Connell explained that the former Homeward Bound site was in the process of being foreclosed upon and that the parcel was best suited for infill housing. He went on to explain that a tax incremental financing district had been created for that proposed use and suggested borrowing from the fund for the acquisition of the property and the demolition of the building and infrastructure improvement. Once improved, separate parcels would then be marketed for sale.

Alderman Karas asked how soon the item needed to be acted upon.

Director O'Connell responded that the item could be deferred until the next meeting.

A motion was made by Robert Ledvina, seconded by Alderman Pete Karas, that this item be Deferred. The motion PASSED.

Adjournment

There being no other matters before the Authority, the meeting was adjourned at approximately 5:45 p.m.