



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, January 7, 2009

4:00 PM

City Hall, Room 209

Call To Order

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

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

ABSENT: 1 - Scott Terry

EXCUSED: 1 - Cory Mason

*Others Present: Brian O'Connell, Director of City Development
Kristin Niemiec, RCEDC
Ald. Greg Holding
Ald. Terry McCarthy*

Approval of the November 5, 2008 Meeting Minutes

**Ald. Spangenberg moved approval of the minutes as presented.
Commissioner Ledvina seconded. Motion carried on a Voice Vote.**

08-3053

Subject: (Direct Referral) Request of Landmark Group for an option on Redevelopment Authority owned property in the Washington Avenue - West Boulevard Redevelopment Area.

Recommendation of the Redevelopment Authority on 1-07-09:

That the Common Council, pursuant to sec. 66.1333 (9) (a) 1. d., Wis. Stats., approve the report of the Authority concerning the granting of a 12-month option for the properties at 3101-3121 block of Washington Avenue to the Landmark Group.

Fiscal Note: The cost of the option to the developer shall be the Authority's direct costs of holding the property, such as mowing, snow shoveling, storm water utility fee, etc., during the period. Sale price for the property will be specified in the development agreement to be negotiated.

Attachments: [\(08-3053\) RDA Resolution 09-01](#)

Director O'Connell introduced the item, noting that the Authority, through the Department of City Development, had issued a request for proposals in late 2005, had granted options on the property to developers in 2006 and 2007, and in May 2008 had retained Equity Commercial Real Estate, LLC, to market the property.

Tim Casey of Equity Commercial Real Estate described his discussions with the Landmark Group and recommended granting Landmark Group a 12-month option. Heather Hammond of Landmark Group provided background on the firm. She described the development concept consisting of 4 buildings. She reviewed a conceptual site plan and building elevations. The buildings fronting on Washington Avenue would have about 6,000 s.f. of ground-floor commercial space. The development would have a total of 55 apartment units and 63 off-street parking spaces. She described the proposed project financing, explaining that the project required assistance through the low income housing tax credit (LIHTC) program.

Discussion followed regarding the LIHTC program, ongoing management of the apartments and commercial space by Landmark Group, and area parking supply.

Damon Dorsey of the Dorsey Group raised concerns about the LIHTC allocation process used by the Wisconsin Housing and Economic Development Authority (WHEDA) and the housing market in eastern Racine County. Discussion followed.

Ald. Spangenberg moved that the Authority adopt Resolution 09-01 granting the Landmark Group a 12-month option on 3101-3121 Washington Avenue and submitting the report required by sec. 66.1333 (9) (a) 1. d., Wis. Stats., to the Common Council for its approval. Commissioner Lange seconded. Motion carried on a Voice Vote.

08-3054

Subject: (Direct Referral) Request of the Executive Director for approval of a contract with RCEDC for commercial corridor development services.

Recommendation of the Redevelopment Authority on 1-07-09:
That \$69,400.00 from the Intergovernmental Revenue Sharing Fund be used for the renewal of the RCEDC commercial corridor contract for 2009.

Further, that the Mayor and City Clerk be authorized and directed to enter into the agreement with RCEDC.

Further, that the proposed agreement be referred to the Finance and Personnel Committee of the Common Council for review and approval.

Fiscal Note: The funds are available in the city's 2009 capital budget.

Attachments: [\(08-3054\) RDA Resolution 09-02](#)
[RCEDC Agreement](#)

Director O'Connell introduced the item noting that that Authority's recommendation on renewing the contract for commercial corridor services was required because intergovernmental sewer revenue sharing funds will be used.

Commissioner Lange moved that the Authority adopt Resolution 09-02 recommending approval of a contract with RCEDC for commercial corridor development services and forwarding the recommendation to the Common Council. Commissioner Ledvina seconded. Motion carried on a Voice Vote.

08-3055

Subject: (Direct Referral) Resolution congratulating James Luellhoff on

his retirement.

Attachments: [\(08-3055\) RDA Resolution 09-03](#)

Director O'Connell introduced the item noting the number of years and many ways in which Mr. Luelloff had served the Authority.

Ald. Spangenberg moved that the Authority adopt Resolution 09-03 congratulating James Luelloff on his retirement. Commissioner Ledvina seconded. Motion carried on a Voice Vote.

Adjournment

There being no further business before the Authority, Chairman Crimmings adjourned the meeting at 4:49 p.m.

Respectfully Submitted,

*Brian F. O'Connell
Executive Director*