



City of Racine

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

Meeting Agenda - Final Redevelopment Authority of the City of Racine

*James Spangenberg
Gregory Holding
Jen Adamski-Torres
Doug Nicholson
John Crimmings
Alderman Tracey Larrin
Robert Anderson*

Thursday, May 11, 2017

6:00 PM

City Hall, Room 303

Call To Order

Approval of Minutes for the April 3, 2017 Regular Meeting.

Approval of Minutes for the April 17, 2017 Special Meeting.

[430-17](#)

Subject: (Direct Referral) A request by Carl Kump for review and approval of a White Box Program Grant for the property at 420 Main Street.

Attachments: [420 Main Street WB](#)

Staff Recommendation: Approve the request, contingent on any recommendations of the Downtown Area Design Review Committee.

Fiscal Note: The request is for \$16,945, which is 50% of the lowest bids for HVAC, Electrical, Plumbing, Drywall, and Flooring. Total project costs are \$33,890. The first floor area is 1865 s.f., so the maximum request would be \$18,650.

[431-17](#)

Subject: (Direct Referral) A request by Tad Ballantyne for review and approval of a White Box Program Grant for the property at 408 Main Street.

Attachments: [408 Main Street WB](#)

Staff Recommendation: Approve the request, contingent on any recommendations of the Downtown Area Design Review Committee.

Fiscal Note: The request is for \$20,000. Total project costs are \$75,157 for HVAC, electrical, plumbing, drywall, and flooring. The first floor area is 2,000 s.f., so the maximum request would be \$20,000.

[440-17](#)

Subject: (Direct Referral) RDA Resolution 17-17 authorizing the City Attorney to prepare a license to use real estate and hold harmless agreement and authorizing the Executive Director to sign an agreement with the operators of the Farmer's Market for use of the West Racine Farmer's Market property at 1218 West Blvd., owned by the Redevelopment Authority.

Staff Recommendation: Approve the resolution and allow City Attorneys and staff to develop and sign the agreement.

Fiscal Note: There are no fiscal impacts to the RDA budget for preparing or signing a license/hold harmless agreement.

[441-17](#)

Subject: (Direct Referral) Communication from the Executive Director requesting permission to seek a quote for technical assistance from the Center for Community Progress (CCP), based in Flint, Michigan, related to strategic code enforcement, land banking, and neighborhood housing markets. The technical assistance would assist the City Development Department in developing strategies to increase the tax base and reduce blight in the community.

Attachments:

[Memo to RDA regarding Center for Community Progress TA Request](#)
[CCP Rockford Report 9.22.16 Final updated](#)

Staff Recommendation: Direct staff to make an application for technical assistance to CCP.

Fiscal Note: Staff will bring a cost proposal for technical assistance by CCP to the RDA Board for discussion and recommendation at a later date. Additionally, City staff will seek grants and private participation in funding this effort.

[442-17](#)

Subject: (Direct Referral) Communications from Ed Miller, Executive Director of the Racine Revitalization Partnership seeking a term sheet discussion and a predevelopment agreement for the rehabilitation of Redevelopment Authority-owned property at 1418 Washington Avenue, in the Uptown neighborhood.

Attachments:

[RDA Presentation Packet May 11](#)

Staff Recommendation: Receive the presentation, discuss the term sheet, and direct staff to continue working with the RRP toward a development agreement.

Fiscal Note: The RDA will need to balance the costs of ownership and maintenance related to this building with the investments proposed by the RRP. City staff recommends that the project be required to become taxable, thus justifying using White Box program monies, Façade program monies, and possibly tax increment incentives to improve the building. We would like to bring a full development agreement back to the RDA in June for consideration, based upon discussion and direction provided.

[443-17](#)

Subject: (Direct Referral) Communication from Charlie French, Director for Neighborhood Watch seeking a grant of \$40,000 from the Redevelopment Authority for the annual Neighborhood Camps program.

Attachments:

[NW CDBG RDA Request for WC 2017 Funds](#)
[NW GWC Economic Impact Report](#)
[NW 2017wcbudget](#)

Staff Recommendation: Receive and file the presentation, discuss potential funding options related to the request.

Fiscal Note: In 2016, the RDA agreed to fund Neighborhood Watch for one year through the SCJ Grant funds provided to the Uptown Neighborhood. Staff has

discussed funding with SCJ and determined that SCJ funds should be spent on infrastructure projects in Uptown. Staff is unaware of other funding sources through the RDA that is appropriate, but wishes to allow Neighborhood Watch the opportunity to present their program and request.

[394-17](#)

Subject: Communication from the Director of City Development seeking permission to apply for a \$320,000 DNR-Knowles Nelson Stewardship Grant for Parkland Development: Proposed RootWorks South River Loop Improvements.

Recommendation of the Finance & Personnel Committee on

5/8/2017: To apply for a \$320,000 DNR-Knowles Nelson Stewardship Grant for Parkland Development: Proposed RootWorks South River Loop Improvements.

Fiscal Note: \$500,000 in funds are budgeted in the 2017 IG Capital Budget and in associated line items in the TID 18 project plan. Funds will be used for design, engineering, and amenities associated the River Loop areas south of Fourth Street and will include walkways and railings stormwater plantings, walkway corridor and sidewalks and amenities (Grant Control #00135).

Attachments:

[Racine Knowles Grant Full Application 4.28.17](#)

Staff Recommendation: To apply for a \$320,000 DNR-Knowles Nelson Stewardship Grant for Parkland Development: Proposed RootWorks South River Loop Improvements.

Fiscal Note: \$500,000 in funds are budgeted in the 2017 IG Capital Budget and in associated line items in the TID 18 project plan. Funds will be used for design, engineering, and amenities associated the River Loop areas south of Fourth Street and will include walkways and railings stormwater plantings, walkway corridor and sidewalks and amenities (Grant Control #00135).

Report of the Executive Director

- A. Update on RFP for “on-call” real estate brokerage services (on hold)
- B. Proposed RDA training (Visit to Milwaukee RDA in Summer 2017)
- C. Update on White Box Program

RDA-Owned Property Report

- A. 233 Lake Street (Hotel & Event Center)
- B. 615 Marquette Street (Case Plow Works Building)
- C. 1520 and 1536 Clark Street (Ajax Building)

D. Southside Industrial Park

E. City-owned property Report

- a. Machinery Row*
- b. West Bluff Project & Grant Proposals*

Brownfield Properties Report

A. Racine Steel Castings Property

B. Harborside Property (aka Walker Site)

CLOSED SESSION

The Redevelopment Authority will convene in closed session pursuant to Wis. Stat. Sec. 19.85(g) to confer with legal counsel for governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.

No action will be taken by the Redevelopment Authority after the closed session

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at (262) 636-9151 at least 48 hours prior to this meeting.