



City of Racine

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

Meeting Agenda - Final Redevelopment Authority of the City of Racine

*Alderman James Morgenroth
James Spangenberg
David Lange
Gregory Holding
Robert Anderson*

Monday, June 6, 2016

5:15 PM

City Hall, Room 303

Call To Order

Approval of the Redevelopment Authority Meeting Minutes for May 2, 2016.

[0494-16](#)

Subject: (Direct Referral) Request of Jose Sanchez Navarro approval of a façade remodeling project at 1318 Douglas Avenue.

Agendas to: Jose Sanchez Navarro
Ed Malacara
Alder Tracey Larrin

Attachments:

[1318 Douglas Project Review 2 pgs](#)

[1318 Pages \(e\)](#)

[1318 Pages \(d\)](#)

[1318 Pages \(c\)](#)

[1318 Pages \(b\)](#)

[1318 Pages \(a\)](#)

[0495-16](#)

Subject: (Direct Referral) Request of Jose Sanchez Navarro approval of a façade grant for a façade remodeling project at 1318 Douglas Avenue.

Agendas to: Jose Sanchez Navarro
Ed Malacara
Alder Tracy Larrin

CLOSED SESSION

It is intended that the Authority will convene in closed session pursuant to Section 19.85 (1) (e), Wisconsin Statutes, to consider the following matters that require a closed session for competitive and bargaining reasons, after which the Authority will reconvene in open session to consider action on each item.

[0496-16](#)

Subject: (Direct Referral) Request by the Executive Director for recommendation that the Development Agreement between the City, the Redevelopment Authority of the City, Herman & Kittle Properties, Inc., 1520 Clark Street, L.P. and Wisconsin Social Services of Wisconsin and Upper Michigan, Inc. be approved and that the Mayor, City Clerk, and Director of City Development be authorized to execute the agreement providing up to \$655,000 in financial assistance and an optional \$75,000 of financial assistance to reimburse a subgrant fund for the proposed Veteran's Development (both from Tax Increment District increment) at 1520 and 1536 Clark Street through the Brownfield Cleanup Revolving Loan Fund (BC-RLF).

Agendas to: Jordan Brown, RCEDC
Rachana Kothair, RCEDC
Alder Michael Shields

Attachments:

[H&K 1 City staff Memo](#)

[H&K 2 RCEDC Staff Memo](#)

[H&K 3 Renderings](#)

[H&K 4 Photos](#)

[H&K 5 Development Agreement dated 06032016](#)

[0497-16](#)

Subject: (Direct Referral) Request by the Executive Director to fund The Racine Redevelopment Partnership (RRP) for a grant of \$150,000 to fund their organizational activities as a Community Housing Development Organization (CHDO).

Fiscal Note: Funding will be provided through the newly created Uptown TID (TID19). Funds from the IGA will be used until TID increment is sufficient to reimburse the IGA Account.

Agendas to: Laura Detert, Mgr. - Housing and Community Development
Sara Beck, Herman and Kittle Properties
Alder Michael Shields

Attachments:

[RRP 1 Staff Memo](#)

[RRP 2 Proposal](#)

[0498-16](#)

Subject: (Direct Referral) Request by the Executive Director to accept a proposal for brokerage services to market the South Side Industrial Park from Paul McBride of RFP Commercial, Inc. This request is part of the RDA's strategy to aggressively market brownfield properties within the City. Mr. McBride's proposal was chosen after a competitive RFQ process conducted by RCEDC and reviewed by RCEDC staff.

Fiscal Note: Terms of the agreement are from July 1, 2016 to January 1, 2017. The property will be listed for \$390,000 and the broker's commission will be 8% of the asking price of \$390,000.

Agendas to: Jordan Brown, RCEDC
Paul McBride, Broker
Alder Michael Shields

Attachments:

[SSIP 1 City Staff Memo](#)

[SSIP 2 RCEDC Memo](#)

[SSIP 3 Listing Contract](#)

OPEN SESSION

OPEN SESSION

Administrative Business: The next regular meeting scheduled will be revised to June 27, 2016 or July 11, 2016.

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact City Development at 262.636.9151 at least 48 hours prior to this meeting.