



City of Racine

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

Meeting Minutes - Final Redevelopment Authority of the City of Racine

*James T. Spangenberg
David Lange
Doug Nicholson
Robert Anderson
Jim Chambers
Josh Garner
Alderman Q.A. Shakoor, II*

Wednesday, September 7, 2011

5:00 PM

City Hall, Room 301

Call To Order

Chairman Spangenberg called the meeting to order at 5:02 p.m.

PRESENT: 7 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner,
Robert Anderson, Doug Nicholson and Q.A. Shakoor, II

Others present: Mayor John Dickert
Alderman Michael Shields
Alderman Keith Fair
Brian F. O'Connell
James T. Luelloff

Approval of Minutes for the August 1, 2011 Meeting.

A motion was made by Commissioner Lange, seconded by Commissioner Garner, to approve the minutes of the August 1, 2011 meeting. The motion **PASSED** by a Voice Vote.

5:00 P.M. PUBLIC HEARING

[11-6868](#)

Subject: (Direct Referral) Communication from the Director of City Development submitting proposals for the redevelopment of 1130 Washington Avenue. (Resolution No. 11-2831)

Recommendation of the Redevelopment Authority on 11-8-11:

That the Common Council approve the granting of an option to purchase the Authority-owned properties at 1116 through 1152 Washington Avenue and 1309 Eleventh Street to Akil Ajmeri (d.b.a. Akil, LLC) for redevelopment consistent with his proposal dated August 30, 2011 and Redevelopment Authority resolution 11-17.

Fiscal Note: Redevelopment Authority resolution 11-17 is an attachment to this item. The option is for six months during which Mr.

Ajmeri would obtain regulatory approvals and satisfy contingencies. Mr. Ajmeri will pay a \$1,000 option fee and \$10,000 for the property upon closing. He has proposed to develop a gas station, convenience store and sandwich shop, and car wash.

Attachments: [RDA Res. 11-17 \(Akil\)](#)
 [1130 Washington Avenue Land Sale/Development Agreement](#)

Director of City Development O'Connell briefly explained the location and the recent history of the parcel. He said that an option had been awarded to a developer in 2009, who had not followed through on the proposal. He went on to say that two proposals for redevelopment of the parcel had recently been submitted for consideration by the Authority.

Director O'Connell explained that the first proposal was submitted by Mr. Akil Ajmeri, after an inquiry about the availability of the parcel in August. The second proposal was submitted by Mr. Singh, in response to a standing request to be notified, if the Authority was to reconsider development of the parcel. Mr. Singh was one of the developers that had originally submitted a proposal in 2009.

Chairman Spangenberg opened the public hearing and requested that Mr. Ajmeri present his proposal.

Akil Ajmeri explained that he owned and operated five convenience stores in Caledonia and Kenosha and that he had 19 years of experience in the business.

William Morris, Mr. Ajmeri's architect, described the proposed development, as being a three suite mixed use. He explained that many of Mr. Ajmeri's properties had a Subway restaurant occupying one of the suites.

Commissioner Lange asked Mr. Ajmeri if any of his other stores were located in a neighborhood similar to that of his site. Mr. Ajmeri replied that they weren't.

Alderman Shakoor, II asked if he intended to make an application for liquor sales. Mr. Ajmeri replied that he would be. Alderman Shakoor, II stated that there was a current backlog of requests for liquor licenses.

Chairman Spangenberg asked Mr. Singh to make his presentation. Attorney John Bjelajac presented for Kabir Properties LLC. He described his client's experience operating a convenience store in a similar neighborhood on Taylor Avenue. He stated that his client was a realist approaching this venture and that he didn't need liquor sales for this location to be successful. He went on to say that Mr. Singh was successful at the Taylor Avenue location due to a strong customer base.

Architect Richard Christensen described the proposed development as being sensitive to the scale of the surrounding neighborhood. He expressed a concern regarding the over lighting of the site and its impact on the area. Commissioner Lange asked about the phasing of the proposed car wash. He stated that it was proposed to be phased in the second year.

Chairman Spangenberg asked for public comment.

Alderman Fair expressed concerns about additional liquor sales in what has been described as a fragile neighborhood.

Alderman Shields spoke positively about Mr. Singh and his management at the

Taylor Mart.

Mr. Jatindar Singh, operator of the gas station and convenience store at 2100 N. Main Street asked that the Authority be objective in making its decision.

CLOSED SESSION

Chairman Spangenberg announced that the Authority would move into 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 matter that requires a closed session for competitive and bargaining reasons, after which the Authority will reconvene in open session to consider this and other matters on the agenda.

A motion was made by Alderman Shakoor, II, seconded by Commissioner Garner, to allow elected officials to remain during closed session. The motion PASSED by a Voice Vote.

A motion was made by Alderman Shakoor II, seconded by Commissioner Lange, to convene in closed session. The motion PASSED by the following vote:

AYES: 7 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner, Robert Anderson, Doug Nicholson and Q.A. Shakoor, II

Item 11-6868 was discussed in closed session.

OPEN SESSION

A motion was made by Alderman Shakoor II, seconded by Commissioner Lange, to reconvene in open session. The motion PASSED by the following vote:

AYES: 7 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner, Robert Anderson, Doug Nicholson and Q.A. Shakoor, II

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Staff was directed to work with the prospective developers to obtain further information on their financial strength and to refine their cost estimates. The Commissioners expressed their concern that the chosen developer be capable of proceeding quickly with the development.

A motion was made by Alderman Shakoor II, seconded by Commissioner Anderson, to defer this item until October 3, 2011 or before. The motion PASSED by a Voice Vote.

[11-6869](#)

Subject: (Direct Referral) Communication from the Director of City Development requesting approval of payment to Bane-Nelson Inc. for interior window repairs at 1418 Washington Avenue.

Director O'Connell explained that during work on the project it was discovered that the interior window frames and sills were too brittle to be reused. The cost of materials for this interior carpentry is \$1,630.00; Bane-Nelson is not charging for labor. The funding is available through TID-16.

A motion was made by Commissioner Garner, seconded by Commissioner Nicholson, to adopt resolution 11-12 approving the payment of \$1630.00 to Bane-Nelson, Inc. for interior carpentry at 1418 Washington Avenue. The motion PASSED by a Voice Vote.

Administrative Business

Status report on on-going projects

Director O'Connell provided an oral report on on-going projects.

Next meeting: October 3, 2011

The next meeting date for the Authority was scheduled for October 3, 2011 at 5:00 p.m.

Adjournment

There being no other business before the Authority, Chairperson Spangenberg adjourned the meeting at 7:05 p.m.