



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
Jim Chambers
Josh Garner
Doug Nicholson
Alderman Greg Holding
Robert Anderson

Thursday, January 16, 2014

5:15 PM

City Hall, Room 106

Call To Order

PRESENT: 6 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner, Doug Nicholson and Robert Anderson

EXCUSED: 1 - Gregory Holding

Approval of Minutes for the November 11, 2013 Meeting.

Assistant Director Sadowski mentioned a correction in a portion of the November minutes.

A motion was made by Commissioner Anderson, seconded by Commissioner Lange to approve the minutes of the November 11 meeting, as amended. The motion PASSED by a Voice Vote.

CLOSED SESSION

Chairman Spangenberg read the closed session notice.

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.

At 5:16 p.m., a motion was made by Commissioner Anderson, seconded by Commissioner Lange, to convene into Closed Session. The motion PASSED by the following vote:

AYES: 6 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner, Doug Nicholson and Robert Anderson

EXCUSED: 1 - Gregory Holding

Discussion regarding:

- **Potential residential redevelopment project.**
- **Assistance for the relocation and expansion of an existing business.**
- **Assistance for the expansion of an existing business.**
- **Assistance for the attraction of two new businesses.**

OPEN SESSION

At 5:55 p.m., a motion was made by Commissioner Lange, seconded by Commissioner Chambers, to reconvene into Open Session. The motion PASSED by the following vote:

AYES: 6 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner, Doug Nicholson and Robert Anderson

EXCUSED: 1 - Gregory Holding

[14-9724](#)

Subject: (Direct Referral) Consideration of financial assistance for the relocation and expansion of an existing business. (Res. No. 14-0041)

Recommendation of the Redevelopment Authority on 1-16-14:

That the Authority supports the use of funding from the Intergovernmental Revenue Sharing Fund for the financial assistance for Altus Vinyl LLC.

Further that the Authority recommends that the financial assistance be conditioned upon Altus Vinyl LLC agreeing to expand in Racine, acquire and relocate to 1907 St. Patrick Street, and give preference to City of Racine residents when filling open positions.

Further that the Mayor and City Clerk be authorized and directed to execute a financial assistance agreement with Altus Vinyl LLC in substantially the same form as outlined in the Memorandum from RCEDC attached to this file.

Fiscal Note: The funds are available in the Intergovernmental Revenue Sharing (919) Account.

Attachments: [Altus Vinyl LLC](#)
[RDA Resolution 14-01](#)

Assistant Director Sadowski explained the request. Altus Vinyl LLC is looking to expand and relocate from its current location at 3801 S. Memorial Drive to 1907 St. Patrick Street.

Mr. Sadowski introduced Jenny Trick from the Racine County Economic Development Corporation (RCEDC) who further explained the background of the company. She explained that the company leases their current facility and is looking to purchase a facility. She stated Altus Vinyl LLC currently has 12 full-time employees and they are looking to expand that number.

Mr. Sadowski explained that assistance would come in the form of a tax reinvestment program with the business owner that would provide him with a yearly reimbursement of \$2,874.00 over a ten year period for the amount of jobs created, at \$1150.00 per job.

Commissioner Chambers asked about the average cost per job. Ms. Trick responded that \$7,000 per job has been the City's precedent.

Mr. Sadowski read the Resolution for the item.

A motion was made by Commissioner Lange, seconded by Commissioner Garner, to adopt RDA Resolution 14-01, recommending approval of the request. The motion PASSED by a Voice Vote.

14-9725

Subject: (Direct Referral) Consideration of financial assistance for the expansion of an existing business. (Res. No. 14-0042)

Recommendation of the Redevelopment Authority on 1-16-14:

That the Authority supports the use of funding from the Intergovernmental Revenue Sharing Fund for the financial assistance for Marlo Incorporated.

Further, that the Authority recommends that the financial assistance be conditioned upon Marlo Incorporated agreeing to expand at 2227 South Street, Racine, and give preference to City of Racine residents when filling open positions.

Further, that the Authority recommends that the Mayor and City Clerk be authorized and directed to execute a financial assistance agreement with Marlo Incorporated in substantially the same form as outlined in the Memorandum from RCEDC attached to this file.

Fiscal Note: The funds are available in the Intergovernmental Revenue Sharing (919) Account.

Attachments: [Marlo Inc.](#)
[RDA Resolution 14-02](#)

Mr. Sadowski explained the request and stated that the item is similar to the previous request. Marlo Incorporated of Racine is looking to expand at its current location, 2227 South Street. Laura Million of RCEDC further explained the request and the history of the company. She stated the company would like to expand to provide more manufacturing and office space and has a plan of providing 43 new jobs over a three year period.

Mr. Sadowski read the Resolution for the item.

A motion was made by Commissioner Nicholson, seconded by Commissioner Chambers, to adopt RDA Resolution 14-02, recommending approval of the request. The motion PASSED by a Voice Vote.

13-9690

Subject: (Direct Referral) Review of a memorandum of understanding

between the City of Racine and Redevelopment Authority of the City of Racine for the status of the property at 1129 Michigan Boulevard (Harborside Property). (Res. No. 14-0043)

Recommendation of the Redevelopment Authority on 1-16-14:

That the City and the Redevelopment Authority enter into a Memorandum of Agreement for the maintenance, general oversight and eventual transfer of ownership from the City to the Redevelopment Authority for the Harborside Parcel, as outlined in the Memorandum of Understanding document attached to this file.

Further, that the Mayor of the City and the Chairman of the Redevelopment Authority, and their representatives as indicated in the attached Memorandum of Understanding document, be authorized and directed to execute said document for the maintenance, general oversight and eventual transfer of ownership of the Harborside Parcel.

Fiscal Note: Costs will be addressed through funds secured from the US EPA and WEDC, TID 14, Intergovernmental Shared Revenue Fund, Capital Improvement Budget, Redevelopment Activities account as part of the Department of City Development budget, and future efforts to attract additional funds from multiple sources.

Attachments: [Racine Harborside MOU](#)
 [RDA Resolution 14-03](#)

Mr. Sadowski introduced item and the Memorandum of Understanding (MOU) that accompanied. He stated that under the MOU, the Redevelopment Authority would be responsible for maintenance and holding of the property. He explained that the property is currently owned by the City of Racine and that ownership would eventually be transferred to the Redevelopment Authority; City grant activities would have to first be completed before the property could be transferred to the Authority.

Mr. Sadowski stated that the MOU allows the Authority better flexibility in accessing the property which would allow for studies to take place and better coordination of certain events. Mr. Sadowski went over the basic points of the MOU.

Commissioner Andersen asked about the intent of the request.

Mr. Sadowski explained that the MOU would help streamline the process for conducting certain activities on the site and will give the Authority better access to the property.

Alderman Kaplan spoke regarding his concerns. He stated he would like the parking for the Fourth Fest and the Ironman events to remain.

Mr. Friedel spoke regarding the events. He explained that the greatest attempt would be made to; however the first priority is cleanup of the site. He also stated that the transfer of responsibility and pending ownership would have been accomplished many years ago but, back then, development proposals were being entertained and it was thought the transfer of the property into private ownership was imminent.

Mr. Sadowski read the accompanying Resolution.

A motion was made Commissioner Nicholson, seconded by Commissioner Anderson, to adopt RDA Resolution 14-03, recommending approval of the request. The motion PASSED by a Voice Vote.

Administrative Business

Status report on ongoing projects

Marketing of RDA Owned Properties

Mr. Sadowski stated marketing materials should be distributed to brokers by the end of January.

Racine Steel Castings

Mr. Sadowski stated that things are moving forward. The building has been cleaned out and electricity has been restored.

Next Meeting: February 3, 2014

Adjournment

There being no further business, Chairman Spangenberg adjourned the meeting at 6:19 p.m.