



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, June 3, 2009

4:00 PM

City Hall, Room 209

Call To Order

PRESENT: 4 - John Crimmings, James T. Spangenberg, David Lange and Robert Ledvina

ABSENT: 2 - Scott Terry and Pete Karas

EXCUSED: 1 - Cory Mason

Approval of Minutes for the May 6, 2009 Meeting.

A motion was made by Commissioner Ledvina, seconded by Alderman Spangenberg, to Approve the minutes of the May 6, 2009 meeting. The motion **PASSED** by a voice vote.

09-3493

Subject: (Direct Referral) Sale of 1130 Washington Avenue for redevelopment.

Recommendation of the Redevelopment Authority on 5-6-09: That a 90-day option on 1130 Washington Avenue be granted to Abdo Markethouse, LLC.

Recommendation of the Redevelopment Authority on 6-3-09: To reaffirm the selection of Abdo Markethouse, LLC granting them a 90-day option on 1130 Washington Avenue.

Fiscal Note: Sale price for the property will be \$70,000 and will be specified in the development agreement. The developer's costs associated with the option are estimated at \$1,153.00 based on 2007-08 expenses.

Attachments: [1130 Washington Avenue proposals](#)
[RDA Resolution 09-07 \(Sale of 1130 Washington Ave\)](#)

Chairman Crimmings indicated that this item was discussed at the last meeting and the decision to go with the Abdo proposal was made. This was forwarded to the Common Council and the Common Council referred it back upon request by Alderman Coe. Alderman Coe indicated he did not want a rush decision and he would prefer a gas station with 500 square feet of grocery space and perhaps space for Tino's. He would also like to see some space sold to the tire shop for their expansion.

Director O'Connell indicated to the Authority that he had discussed this agenda item

with the City Attorney's office and there are some issues regarding procedure for this agenda item. The selection of a project for a request for proposals (RFP) should be fair and properly noticed. There are two choices for the Authority today. The first is to reaffirm the recommendation from the May meeting to select the Abdo project. The second is to re-issue the RFP and start the process over.

Alderman Coe asked the Authority to select the second option because he wants neighbors to have a chance to speak to the issue. He also would rather have a different use at the site. He also feels the Uptown group made the decision. He also has design concerns about the building setback and the amount of green space.

Chairman Crimmings indicated the Authority has been dealing with this project for more than a year. This is the second RFP. Neighboring businesses and people from the Uptown group spoke at the last meeting in support of the Abdo proposal. There were two very good proposals and the Authority chose the retail option with a national tenant. The gas station proposal was very good as well, but the retail was a better fit. Chairman Crimmings also pointed out that if we shift gears and start the process over, Racine may get a bad reputation with developers and we may lose the Abdo proposal all together.

Alderman Shields asked the authority why a gas station was chosen the first time and not the second time. Chairman Crimmings indicated that input for Uptown indicated retail was a better fit. Alderman Shields asked why Uptown didn't have input for the first RFP and he thinks the Authority should start the process over. Chairman Crimmings pointed out that the people who spoke at the last meeting supported the Abdo proposal. It seemed the people that didn't speak or attend the meeting are not happy with the results.

Alderman Spangenberg asked if there were anyone from the area who would like to speak. Jim Puma of Puma's Cycles, 1149 Washington Ave., spoke. He said he was not notified of the meeting as a business and doesn't feel the neighboring businesses were properly notified. He had a 3-hour notice for the last meeting. Chairman Crimmings asked for clarification on what meeting he was speaking of. Mr. Puma indicated there was an Uptown meeting. His wife did attend the last Authority meeting.

Crimmings indicated to Mr. Puma that his comments were appreciated. We need to start the entire process over if we are to hear additional comments. If we do another RFP we may lose or gain proposals.

Commissioner Lange indicated we are likely to lose Abdo if we start the process over.

Mr. Puma indicated he didn't have a problem with the Abdo development. He was concerned the decision was rushed. He wants the Authority to consider what we have here in the big picture. We have a chance to get a business to tie downtown with Uptown. We can't turn back the clock and the development should be well thought out.

Alderman Spangenberg indicated that the RFP should state what we are looking for in the development. We should start the process over, having a clear vision before the RFP goes out.

Alderman Shields indicated he would like to see a grocery store and a deli.

Kristin Niemiec pointed out the Authority has done this twice and has gotten the same

proposals twice. We may get a black eye with developers if the process is started over. This "ideal" development does not exist and we can't please everyone. We have been in this process since December 2007. This is not a surprise to anyone.

Linea Anthony indicated that everyone had time to find developers. We can't get a Starbucks in downtown Racine. these will be quality buildings that can have different uses in the future.

Director O'Connell made a clarification. This is the second RFP. The RFP included the zoning, square footage and detail of the site. We sent the RFP to all known interested developers. It included things that would not be accepted such as tobacco stores or payday loan stores. The Authority had two viable proposals to choose from. If we do this again we will need to be very specific on what use we want.

Peter Walquist from Uptown asked if Family Dollar had groceries and what would the other tenant be in the Abdo proposal.

Chairman Crimmings indicated there was approximately 10,000 square-feet for the Family Dollar and 5,000 square-feet for another tenant that could be a small grocery store or a deli.

Linea Anthony indicated that a small grocery store may not work, a high end store won't locate there and anything else would be overpriced.

Director O'Connell pointed out that there are many steps in the process including the project needing to go to Access Corridor. That process will give people another chance to comment on the proposal and specific design elements. We have a developer that wants to do retail development and has an anchor tenant, Family Dollar.

Alderman Spangenberg asked if the Family Dollar has groceries. Jean Wolfgang indicated that some stores do.

Chairman Crimmings wondered if the developer could change anchor tenants. He is hearing an objection to Family Dollar, not to retail.

A motion was made by Alderman Spangenberg, seconded by Commissioner Lange, to adopt resolution 09-07. Discussion on the motion.

Alderman Spangenberg pointed out that this is only the first step in the process. There could be many changes that could happen.

Chairman Crimmings asked for clarification of when the 90-day option period begins. Director O'Connell indicated it begins the date of Council approval.

Alderman Shields voiced concerns that the approval will back door Council.

Chairman Crimmings indicated that this approval is for the 90-day option. Then final development agreement goes before the Authority and Council for approval.

Director O'Connell further explained that the developer will have to go through additional approvals including Plan Commission and Access Corridor. Denial on any level could scrap the entire project. The core of the proposal will be carried through and many changes are possible, but he is not expecting the developer to drop Family Dollar as the anchor tenant.

Alderman Shields asked staff to make it clear to Abdo what additional things we are

asking for.

Motion PASSED by a voice vote.

09-3686

Subject: (Direct Referral) Contract for façade renovation at 1418 Washington Avenue.

Attachments: [Bid Results 1418 Washington Avenue](#)
[RDA Resolution 09-10 \(façade 1418 Washington Ave\)](#)

Director O'Connell explained that specs were done for the façade restoration including window restoration and general façade work. There would also be a new sign band. There are currently two business tenants with month-to-month leases in the building. The low bid was Bane Nelson, Inc., at \$61,620. We are looking to preserve the architecture of the building. We are doing the minimum and the developer that comes on board will do all of the interior work.

Chairman Crimmings worries we will overdo the building. Director O'Connell indicated that this is the approach we have in the Uptown area. We will stabilize the building to prevent loss of the historic properties and turn it over to a private developer. We only want to do exterior work.

A motion was made by Commissioner Lange, seconded by Alderman Spangenberg, to Adopt Resolution 09-10, awarding the contract to Bane Nelson, Inc. The motion PASSED by a voice vote.

09-3687

Subject: (Direct Referral) Results of bids for site improvements and concrete work to 1247 Washington Avenue.

Attachments: [Concrete Bids](#)
[Sculpture Plan Section \(Revised 5-12-09\) \(2\)](#)
[RDA Resolution 09-11 \(site improvements 1247 Washington Ave\)](#)

Director O'Connell explained that the Authority acquired a tax delinquent parcel at 13th and Washington. Behind the posts is the railroad right-of-way.

This small triangular parcel was a gas station at one point in time. We closed the drives and installed new sidewalks and curbs. There will be some trees planted in addition to the statue. The total cost is \$14,014.00.

Commissioner Ledvina asked if the sculpture will be attractive to vandals. Director O'Connell doesn't think vandalism will be an issue, but there will be matching paint on hand, just in case.

Chairman Crimmings asked if there will be a plaque for the sculpture. Director O'Connell doesn't believe the artwork is titled and the decision regarding a plaque has not yet been made.

A motion was made by Alderman Spangenberg, seconded by Commissioner Lange, that this be Adopt Resolution 09-11 awarding the contract for site improvements and concrete work to Vassh & Sons Excavating, Inc. The motion PASSED by a voice vote.

09-3697

Subject: (Direct Referral) Request to extend real estate listing contract with Equity Commercial Real Estate, LLC, for the West Boulevard - Washington Avenue properties for six months.

Attachments: [RDA Resolution 09-12 \(Equity Commercial Real Estate contract extension\)](#)

Director O'Connell explained this is for the listing of the West Racine properties at Washington and West. It was a 12-month contract that is up next week. Staff is happy with the performance of the company and would like a 6-month extension. There are also plans to meet with residents in the area to get additional input on the type of development desired.

Chairman Crimmings asked who suggested 6 months. Director O'Connell indicated Equity Commercial Real Estate suggested the 6 months. Chairman Crimmings pointed out that the 6 months comes up at the end of the year and it would not be a good time to change brokers. If they have been performing well, we should extend the contract for 12 months.

A motion was made by Alderman Spangenberg, seconded by Commissioner Ledvina, to Adopt resolution 09-12, modifying the resolution from a 6-month to a 12-month extension. The motion PASSED by a voice vote.

Adjournment