



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, January 6, 2010

4:00 PM

City Hall, Room 209

Call To Order

PRESENT: 5 - Cory Mason, John Crimmings, James T. Spangenberg, David Lange and Robert Ledvina

ABSENT: 1 - Scott Terry

EXCUSED: 1 - Pete Karas

Approval of Minutes for the December 2, 2009 Meeting.

A motion was made by Alderman Spangenberg, seconded by Commissioner Lange, to approve the minutes of the December, 2 2009 meeting. The motion PASSED by a voice vote.

Approval of Minutes for the December 14, 2009 Meeting.

A motion was made by Commissioner Lange, seconded by Commissioner Ledvina, to approve the minutes of the December 14, 2009 meeting. The motion PASSED by a voice vote.

09-4073

Subject: (Direct Referral) Communication from the Executive Director submitting design guidelines for development in the Southside Industrial Park.

A motion was made by Commissioner Lange, seconded by Alderman Spangenberg, to defer this item. The motion PASSED by a voice vote.

09-4387

Subject: (Direct Referral) Communication from Commissioner Scott Terry regarding evaluation of development proposals.

Attachments: [Staff Report to the Redevelopment Authority of the City of Racine](#)
[Milwaukee Form](#)
[Past Racine RFP](#)

Staff reviewed the highlights of the handout and, since Commissioner Terry was not present, requested the item be deferred.

A motion was made by Alderman Spangenberg, seconded by Commissioner Mason, to defer this item. The motion PASSED by a voice vote.

09-4587

Subject: (Direct Referral) Request from City Development to adopt an Anti-Displacement Plan for HUD Assisted Projects per HUD

requirements.

Attachments: [10-01Anti-Displace&Relocation Plan](#)

Jean Wolfgang gave a presentation on the Anti-Displacement plan, the Uniform Relocation Act and the 2005 amendments.

A motion was made by Alderman Spangenberg, seconded by Commissioner Mason, to adopt resolution 10-01 adopting the Anti-Displacement and Relocation Plan as submitted. The motion PASSED by a voice vote.

[09-4589](#)

Subject: (Direct Referral) Request from City Development for authorization of the implementation of State Street Corridor Redevelopment Plan Area #4, as amended.

Attachments: [10-02](#)

Director O'Connell explained that the resolution before the Authority allows staff to start the implementation of State Street Corridor Area 4, as amended in accordance with the Anti-Displacement and Relocation plan.

A motion was made by Commissioner Mason, seconded by Commissioner Lange, to adopt resolution 10-02. The motion PASSED by a voice vote.

[09-4606](#)

Subject: Award of contract for appraisal services related to State Street Corridor Redevelopment Area Number 4 to Intrastate Appraisal, Inc. in the amount of \$5,650.

Attachments: [10-03appraiser](#)
[wolfgang hud state street quote \(2\)](#)

Director O'Connell explained full narrative appraisals are required for the purchase of property on State Street. A letter was sent out the area appraisers asking for bids and Intrastate was the low bidder.

A motion was made by Alderman Spangenberg, seconded by Commissioner Mason, that to adopt resolution 10-02. The motion PASSED by a voice vote.

[09-4578](#)

Subject: Communication from Racine County Economic Development Corporation submitting its proposed 2010 agreement for the commercial corridor redevelopment program. (Res.10-1794)

Recommendation of the Redevelopment Authority on 01-06-10:

Whereas sec. 46-268 of the Racine Municipal Code calls for the Authority to advise the Common Council on the use of Intergovernmental Revenue Sharing (Sewer Agreement) Funds, the Authority recommends the use of \$69,400.00 from the Intergovernmental Revenue Sharing Fund for the renewal of the RCEDC commercial corridor initiative contract for 2010.

Further recommends that the Mayor and City Clerk be authorized and directed to enter into the agreement with RCEDC.

Recommendation of the Finance & Personnel Committee on

01-11-10: The Mayor and City Clerk be authorized and directed to enter into an agreement between the City of Racine and the Racine County Economic Development Corporation (RCEDC) to provide economic development assistance to the City, commencing on January 1, 2010 to December 31, 2010. Further recommends that \$69,400.00 from the Intergovernmental Revenue Sharing Fund be used for the renewal of the RCEDC commercial corridor contract for 2010.

Fiscal Note: Funds are available in account 919-000-5610, Professional Services-Commercial Corridors.

Attachments: [RCEDC 2010 commercial corridor agreement request](#)
[CITYOF RACINE CORRIDOR 10 CONTRACT](#)
[RDA resolution 10-04 \(RCEDC commercial corridor\)](#)
[09-4578](#)

Director O'Connell explained this item and the next item relate to economic development activities paid by the Intergovernmental Revenue Sharing (sewer) funds. Ordinance requires the Authority make a recommendation to council regarding the use of those funds. Racine County Economic Development Corporation (RCEDC) provides economic development services to the City for these initiatives.

Gordy Kacala, Director of RCEDC, spoke. He indicated that RCEDC provides staff for the commercial corridors including Douglas Ave., State St., Uptown and West Racine via Kristin Niemiec. RCEDC also provides services to obtain grants for clean-up of contaminated property such as the Jacobsen property through staff person Tina Chitwood. Kristin Niemiec presented a memo of 2009 accomplishments and a 2010 work plan.

A motion was made by Commissioner Mason, seconded by Commissioner Lange, to adopt resolution 10-04. The motion PASSED by a voice vote.

[09-4579](#)

Subject: Communication from Racine County Economic Development Corporation submitting its proposed 2010 agreement for the Brownfield redevelopment program. (Res.10-1795)

Recommendation of the Redevelopment Authority on 01-06-10:
Whereas sec. 46-268 of the Racine Municipal Code calls for the Authority to advise the Common Council on the use of Intergovernmental Revenue Sharing (Sewer Agreement) Funds, the Authority recommends the use of \$55,000.00 from the Intergovernmental Revenue Sharing Fund for the renewal of the RCEDC brownfield initiative contract for 2010.

Further recommends that the Mayor and City Clerk be authorized and directed to enter into the agreement with RCEDC.

Fiscal Note: The funds are available in the city's 2010 capital budget.

Recommendation of the Finance & Personnel Committee on

01-11-10: The Mayor and City Clerk be authorized and directed to enter into a 2010 agreement with the Racine County Economic Development Corporation (RCEDC) for the Brownfield Redevelopment program.

Fiscal Note: The assistance provided under the agreement will cost \$55,000, no increase from 2009. Funding is available from Intergovernmental Sewer Revenue Sharing Funds which are included in the 2010 CIP.

Attachments: [RCEDC 2010 Brownfield redevelopment program request](#)
[RCEDC Brownfields Contract draft](#)
[09-4579](#)

Tina Chitwood reviewed the accomplishments of 2009 and her work plan for 2010.

A motion was made by Alderman Spangenberg, seconded by Commissioner Mason, to recommend adoption of resolution 10-05. The motion PASSED by a voice vote.

Administrative Business

None.

Adjournment