



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
Doug Nicholson
James Morgenroth
Linda Johnson*

Monday, March 2, 2015

5:15 PM

City Hall, Room 303

Call To Order

Chairman Spangenberg called the meeting to order at 5:16 p.m.

PRESENT: 4 - James Spangenberg, Jim Chambers, Doug Nicholson and James Morgenroth

EXCUSED: 2 - David Lange and Linda Johnson

Others present:

*Matt Sadowski, Assistant Director/Principal Planner of City Development
Michelle Cook, Secretary of City Development
Alderman Sandy Weinder
Mayor John Dickert*

Approval of Minutes for the February 2, 2015 Meeting.

A motion was made by Alderman Morgenroth, seconded by Commissioner Chambers, to approve the minutes as distributed. 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 matters that requires a closed session for competitive and bargaining reasons, after which the Authority will reconvene in open session to consider action on each item.

At 5:18 p.m., a motion was made by Commissioner Nicholson, seconded by Alderman Morgenroth, to go into closed session. The motion PASSED by the following vote:

AYES: 4 - James Spangenberg, Jim Chambers, Doug Nicholson and James Morgenroth

[14-10729](#)

Subject: (Direct Referral) Review of terms regarding an offer to

purchase the property located at 1248 Washington Avenue. (Res No. 15-0124)

Recommendation of the Redevelopment Authority on 3-2-15: That the lease and sale of 1248 Washington Avenue (parcel ID no. 10109000) to Robert G. DeMicchi be approved, and that the terms of the lease and sale are as outlined in Exhibit A, as attached.

Further, that upon approval of the lease and sale by the Common Council, the Chairperson, Executive Director and City Attorney are authorized and directed to proceed with the lease and sale without further action by the Authority or Council.

Fiscal Note: The lease will net the City payments of \$11,250.00 for 2015 and \$15,000.00 for 2016. The tenant will receive a \$10,000.00 credit towards their 2016 lease payment if facade improvements are completed by December 1, 2015 thus netting to the City \$5,000.00 for a 2016 lease payment. The tenant will purchase the property by December 31, 2016 netting the City an additional \$43,750.00. The City will pay a \$100.00 consideration fee to the purchaser from account 919.

Attachments: [RDA Res. 15-07](#)
[1248 Washington Terms of Lease and Sale](#)

[15-00199](#)

Subject: (Direct Referral) Consideration of financial assistance for the relocation and expansion of an existing business. (Res No. 15-0125)

Recommendation of the Redevelopment Authority on 3-2-15: That the Authority supports the use of funding from the Intergovernmental Revenue Sharing Fund for the financial assistance for Vista Dental.

Further, that the financial assistance be conditioned upon Vista Dental agreeing to expand in Racine, acquire and relocate to 2200 South Street, and give preference to qualified job applicants residing in the City of Racine when filling open positions.

Further, that the Mayor and City Clerk be authorized and directed to execute a financial assistance agreement with Vista Dental in substantially the same form as outlined in the Memorandum from the Racine County Economic Development Corporation as attached.

Fiscal Note: The funds are available in the Intergovernmental Revenue Sharing (919) account. Based on the properties 2014 assessed value, the estimated annual assistance to Vista Dental will be \$12,233.00 and continue for a period of 10 years.

Attachments: [RDA Res. 15-08](#)
[2.26.15.Medical Device Company.Expansion Memo.RDA.for Packet](#)

OPEN SESSION

A motion was made by Alderman Morgenroth, seconded by Commissioner Chambers, to go into open session. The motion PASSED by the following vote:

AYES: 4 - James Spangenberg, Jim Chambers, Doug Nicholson and James Morgenroth

[14-10729](#)

Subject: (Direct Referral) Review of terms regarding an offer to purchase the property located at 1248 Washington Avenue. (Res No. 15-0124)

Recommendation of the Redevelopment Authority on 3-2-15: That the lease and sale of 1248 Washington Avenue (parcel ID no. 10109000) to Robert G. DeMicchi be approved, and that the terms of the lease and sale are as outlined in Exhibit A, as attached.

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Attachments: [RDA Res. 15-07](#)
[1248 Washington Terms of Lease and Sale](#)

Assistant Director Sadowski read the the RDA Resolution related to item 14-10729 and noted an addition of a \$10,000.00 credit towards façade improvements.

A motion was made by Commissioner Chambers, seconded by Alderman Morgenroth, to adopt RDA Resolution 15-07 recommending approval of the item. The motion PASSED by a Voice Vote.

[15-00199](#)

Subject: (Direct Referral) Consideration of financial assistance for the relocation and expansion of an existing business. (Res No. 15-0125)

Recommendation of the Redevelopment Authority on 3-2-15: That the Authority supports the use of funding from the Intergovernmental

Revenue Sharing Fund for the financial assistance for Vista Dental.

Further, that the financial assistance be conditioned upon Vista Dental agreeing to expand in Racine, acquire and relocate to 2200 South Street, and give preference to qualified job applicants residing in the City of Racine when filling open positions.

Further, that the Mayor and City Clerk be authorized and directed to execute a financial assistance agreement with Vista Dental in substantially the same form as outlined in the Memorandum from the Racine County Economic Development Corporation as attached.

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Attachments: [RDA Res. 15-08](#)
[2.26.15.Medical Device Company.Expansion Memo.RDA.for Packet](#)

Mr. Sadowski read the RDA Resolution for the item.

A motion was made by Commissioner Nicholson, seconded by Commissioner Chambers, to adopt RDA Resolution 15-08, recommending approval of the item. The motion PASSED by a Voice Vote.

Administrative Business

Brownfields Redevelopment Specialist

Mr. Sadowski stated the Racine County Economic Development Corporation (RCEDC) hired a new Brownfields Specialist, Jordan Brown. He will be introduced to the Authority at its next meeting.

Laura Million, RCEDC, also mentioned that the groundbreaking for DaVita will be on Thursday.

Next Regular Meeting: April 6, 2015

Adjournment

There being no further business, Chairman Spangenberg adjourned the meeting at 5:50 p.m.