

City of Racine

*City Hall
730 Washington Ave.
Racine, WI 53403*



Meeting Minutes

Wednesday, August 1, 2007

4:00 PM

Room 301, City Hall

Redevelopment Authority of the City of Racine

*Chairman John Crimmings
Alderman Pete Karas
Alderman James T. Spangenberg
David Lange
Robert Ledvina
Cory Mason
Scott Terry*

Chairman Crimmings called the meeting to order at approximately 4:00 p.m.

PRESENT: 6 - Scott Terry, John Crimmings, Pete Karas, James T. Spangenberg, David Lange and Robert Ledvina

EXCUSED: 1 - Cory Mason

*OTHERS PRESENT: Brian F. O'Connell, Director of City Development
James Luelloff, Associate Planner
Kristen Niemiec of Racine County Economic development Corp.
Alderman Jeff Coe
Alderman Q.A. Shakoor*

Note: Mr. Mason participated in the meeting via telephone on speakerphone.

Approval of Minutes for the June 22, 2007 Meeting.

A motion was made by Robert Ledvina, seconded by Alderman James T. Spangenberg, that the minutes be approved, as distributed. The motion PASSED.

[07-0990](#)

Subject: (Direct Referral). Request of the Dorsey Group, LLC to submit a development proposal for the Authority's property at 1321 State Street.

Recommendation of Redevelopment Authority on 8-1-07: That this item be deferred.

Attachments: [Dorsey Group's Development Proposal.pdf](#)

Director O'Connell explained that an unsolicited proposal had been submitted by the Dorsey Group for the parcel east of the Bus Transfer Station. He described the proposed development as a commercial and residential mixed use. He suggested that the appropriate action was to schedule a public hearing on the item and defer action to the next meeting.

Chairman Crimmings asked if any others had inquires that had been made about the availability of the parcel in the past.

Director O'Connell stated that other inquires had been made but that no formal proposal was submitted.

Chairman Crimmings asked O'Connell to explain the requirements of the process.

Director O'Connell stated that a public hearing would be required to transfer the property but that the desire of the Authority to request other proposals should be explored.

Damian Dorsey of Common Wealth Development Corp. presented a description of the proposal and described the firm's qualifications.

Architect Louie Lange described the proposal as having a first floor commercial element fronting on State Street with 28 two bedroom apartments above the first floor and 10 three bedroom town homes located on the south portion of the parcel. He explained the intention was to apply for affordable housing tax credits from WEDHA for the project. He stated that with approvals in place they estimated the project would be completed in 2009.

Commissioner Mason, by phone, asked if it made sense at this time to commit to a development on the site given the potential economic impact of KRM.

Director O'Connell stated that higher densities could be expected if commuter rail was a given but that he wouldn't expect that it would be radically different than the Dorsey proposal.

A motion was made by Alderman James T. Spangenberg, seconded by David Lange, that this item be Deferred and to schedule a public hearing for the September 5th meeting. The motion PASSED.

07-0910

Subject: Communication from Alderman Shakoor requesting a status update on the former Racine Steel Casting property.

Recommendation of Redevelopment Authority on 8-1-07: That this item be deferred.

Attachments: [0910.pdf](#)

Director O'Connell explained that the owner Champion Environmental had razed the buildings on the site and that much of the site contamination had been addressed. He stated that Champion proposed a reuse of the property as a recycled building material sales yard and they had made application to allow the back taxes incurred by Racine Steel Casting to be forgiven. He went on to explain that because the property was within a redevelopment area the reuse of the property would need both the Authority's approval as well as a conditional use approval. He also stated that Champion had made an informal offer to sell to the City the parcel in 7 years for a reduced cost, if it was granted that opportunity of reuse and that Champion would be responsible for any additional site remediation.

Alderman Shakoor stated that as County Supervisor he hadn't heard of the tax forgiveness request, and in addition, residents in the area had expressed concerns about the current and future use of the site.

A motion was made by Alderman James T. Spangenberg, seconded by David Lange, that this item be Deferred. The motion PASSED.

07-0911

Subject: Communication from Alderman Shakoor requesting a status update on Homeward Bound property on Dr. ML King Drive.

Recommendation of Redevelopment Authority on 8-1-07: That this item be deferred.

Attachments: [0911.pdf](#)

Director O'Connell explained that the property was most recently a homeless shelter but that the property is now unoccupied and in a deteriorate condition. He stated that the property was in foreclosure and explained that the parcel could be potentially divided into 12 residential lots.

Director O'Connell stated that a tax incremental district had been created to facilitate residential infill and that two developers had shown interest in the project. He explained that anticipated the cost of acquisition and site preparation at \$300,000.

Alderman Shakoor stated that residential infill on the site fitted his vision of reuse of the site.

A motion was made by Alderman Pete Karas, seconded by Alderman James T. Spangenberg, that this item be Deferred. The motion PASSED.

[07-0822](#)

Subject: (Direct Referral) Request for an advance of funds from the Intergovernmental Revenue Sharing Fund for the purchase of and demolition of structures on 1014 Dr. Martin Luther King, Jr. Drive.

Recommendation of Redevelopment Authority on 6-22-07: That the item be deferred.

Recommendation of Redevelopment Authority on 8-1-07: To approve of and allocate funding for the acquisition and to adopt Redev. Resolution 07-15.

Fiscal Note: Funds would be advanced from the Intergovernmental Revenue Sharing Fund and repaid by Tax Increment District No. 15.

Further to refer to Finance and Personnel Committee.

Recommendation of the Finance & Personnel Committee on 8-13-07: Approve a \$300,000 advance from Fund (919) Intergovernmental Revenue Sharing to TID #15 for the purchase and demolition of structures on 1014 Dr. Martin Luther King, Jr. Drive.

Fiscal Note: Funds are available in the Intergovernmental Revenue Sharing Fund, which will be reimbursed over time by the tax incremental district (TID-15) created for this project.

A motion was made by Alderman James T. Spangenberg, seconded by David Lange, that this item be Recommended For Further Consideration, as outlined in the recommendation. The motion PASSED.

[07-0991](#)

Subject: (Direct Referral) Request of the Executive Director for authorization to acquire 1511 Washington Avenue.

Recommendation of Redevelopment Authority on 8-1-07: To approve of and allocate funding for the acquisition, and to adopt Redev. Resolution 07-16..

Fiscal Note: Funds would be advanced from the 820 Commercial Corridor Fund. Sufficient funds are available for this purpose.

Further to refer to Finance and Personnel Committee.

Recommendation of the Finance & Personnel Committee on

8-13-07: Approve the acquisition of the property at 1511 Washington Avenue with an advance from Fund 820 in the amount of \$109,000.

Fiscal Note: \$109,000. Funds are available in Fund 820.

Director O'Connell described the location of the property and explained that it was a commercial property with dwelling units on the second floor which were uninhabitable. He stated that the condition of the building was similar to that of 1526 Washington Avenue and that the owner was willing to sell it for \$109,000.

A motion was made by Alderman James T. Spangenberg, seconded by David Lange, that this item be Recommended For Further Consideration, as outlined in the recommendation. The motion PASSED.

Status report on Artist Relocation Program

Kristen Niemiec reported on the program.

Director O'Connell explained that \$50,000 of CDBG funding had been awarded to the program and that local lenders were on board.

Alderman Karas suggested that Uptown Plan be amended to reflect the Artist Relocation Program.

Director O'Connell agreed.

Adjournment

There being no other matters before the Authority, the meeting was adjourned at approximately 5:45 p.m.

Respectfully submitted,

*Brian F. O'Connell, Executive Director of the Redevelopment Authority,
and Director of City Development*