



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
Jeffery Van Koningsveld
Linda Johnson

Monday, July 7, 2014

5:15 PM

City Hall, Room 106

Call To Order

PRESENT: 6 - James T. Spangenberg, David Lange, Jim Chambers, Doug Nicholson, James Morgenroth and Linda Johnson

ABSENT: 1 - Jeffery Van Koningsveld

Others present:

Mayor John Dickert
Brian O'Connell, Director of City Development
Matt Sadowski, Assistant Director of City Development
Michelle Cook, Secretary of City Development

Approval of Minutes for the June 2, 2014 Meeting.

A motion was made by Commissioner Chambers, seconded by Commissioner Lange, to approve the minutes of the June 2, 2014 meeting. The motion PASSED by a Voice Vote.

14-10111

Subject: (Direct Referral) Communication from the Assistant Executive Director of the Redevelopment Authority requesting authorization to apply for a Wisconsin Economic Development Corporation Site Assessment Grant for the property at 1505 High Street. (Grant Control # 2014-018) (Res. No. 14-0208)

Recommendation of the Redevelopment Authority on 5-5-14: That the Authority requests funds and assistance available from the WEDC under the assessment grant and complies with rules for the program.

Further, that Brian F. O'Connell, Executive Director, or his authorized agent, act on the behalf of the Authority to: submit an application to Wisconsin Economic Development Corporation to aid in the site assessment of 1505 High Street, sign all documents, and take necessary action to undertake, direct, and complete approved grant

activities.

Recommendation of the Finance & Personnel Committee on

5-12-14: Permission be granted to the Assistant Executive Director of City Development to apply for a Wisconsin Economic Development Corporation Site Assessment Grant for the property at 1505 High Street. (Grant Control # 2014-018) Further, that Brian F. O'Connell, Executive Director, or his authorized agent, act on the behalf of the Authority to: submit an application to Wisconsin Economic Development Corporation to aid in the site assessment of 1505 High Street, sign all documents, and take necessary action to undertake, direct, and complete approved grant activities.

Recommendation of the Finance & Personnel Committee on

6-9-14: The item be referred to the Redevelopment Authority.

Recommendation of the Redevelopment Authority on 7-7-14: That the Authority requests funds and assistance available from the WEDC under the assessment grant, subject to the amended fiscal note, and complies with the rules for the program.

Further, that Brian F. O'Connell, Executive Director, or his authorized agent, act on the behalf of the Authority to: submit an application to Wisconsin Economic Development Corporation to aid in the site assessment of 1505 High Street, sign all documents, and take necessary action to undertake, direct, and complete approved grant activities.

Further, that this item be referred to the Finance and Personnel Committee for their review and recommendation.

Recommendation of the Finance & Personnel Committee on

7-21-14: Permission be granted to the Redevelopment Authority to request funds and assistance available from the WEDC under the assessment grant, subject to the amended fiscal note, and complies with the rules for the program.

Further, that Brian F. O'Connell, Executive Director, or his authorized agent, act on the behalf of the Authority to: submit an application to Wisconsin Economic Development Corporation to aid in the site assessment of 1505 High Street, sign all documents, and take necessary action to undertake, direct, and complete approved grant activities.

Fiscal Note: The grant request is for \$100,000 with a match requirement between 20% and 50%. The City's portion of the project's match will be from the City's new FY14 EPA Site Assessment Grant.

City General Revenue funds of \$2,000 will be used for preparation of the site workplan and to fulfill the technical reporting under the grant.

Attachments: [RDA Res. 14-12 \(1505 High Street\)](#)
[WEDC 1505 High grant request-submit 14-10111](#)

Assistant Director Sadowski stated the item was presented at the May RDA meeting with the condition that delinquent taxes on the property be used as a match for the grant. He stated that we would like to do an assessment on the property and that there was concern with using delinquent taxes as a match for the grant; as a result we searched for an alternative method for the match.

Karen Frost, RCEDC, stated that the City received an additional \$400,000 from the Environmental Protection Agency and a portion of those funds can be used for the match of the grant.

Mr. Sadowski stated that the request would be to amend the fiscal note of RDA Resolution 14-12 and Common Council Resolution 14-0208.

He stated there is a \$2,000 administrative fee for Symbiont to administer the grant. Funds for the fee would come out of the Intergovernmental Revenue Sharing Fund.

Brief discussion took place.

A motion was made by Commissioner Nicholson, seconded by Commissioner Lange, to adopt Authority Resolution 14-12 with an amendment to the fiscal note to change the source of the match funds and to add the \$2,000.00 administration fee. The motion PASSED by a Voice Vote.

Res.14-0208

Wisconsin Economic Development Corporation Site Assessment Grant for Property at 1505 High Street

Resolved, that permission is granted to the Redevelopment Authority to request funds and assistance available from the WEDC under the assessment grant, subject to the amended fiscal note, and complies with the rules for the program.

Further resolved, that Brian F. O'Connell, Executive Director, or his authorized agent, act on the behalf of the Authority to: submit an application to Wisconsin Economic Development Corporation to aid in the site assessment of 1505 High Street; sign all documents; and take necessary action to undertake, direct, and complete approved grant activities.

Fiscal Note: The grant request is for \$100,000.00 with a match requirement between 20% and 50%. The City's portion of the project's match will be from the City's new FY14 EPA Site Assessment Grant. City General Revenue funds of \$2,000 will be used for preparation of the site workplan and to fulfill the technical reporting under the grant.

Please see the discussion for 14-10111.

A motion was made by Commissioner Nicholson, seconded by Commissioner

Chambers to approve the Resolution with an amendment to the fiscal note to change the source of the match funds and to add the \$2,000.00 administration fee. The motion PASSED by a Voice Vote.

CLOSED SESSION

At 5:30 p.m. a motion was made by Commissioner Chambers, seconded by Alderman Morgenroth to go into closed session. The motion PASSED by the following vote:

AYES: 6 - James T. Spangenberg, David Lange, Jim Chambers, Doug Nicholson, James Morgenroth and Linda Johnson

ABSENT: 1 - Jeffery Van Koningsveld

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 and may consider this and other matters on the agenda.

Consideration of a request for financial assistance for residential redevelopment.

OPEN SESSION

At 5:50 p.m., a motion was by Alderman Morgenroth, seconded by Commissioner Nicholson, to reconvene in open session. The motion PASSED by the following vote:

AYES: 6 - James T. Spangenberg, David Lange, Jim Chambers, Doug Nicholson, James Morgenroth and Linda Johnson

ABSENT: 1 - Jeffery Van Koningsveld

Administrative Business

Discussion took place regarding the option for 3101 block of Washington Avenue. The option will be signed and the company is preparing to submit for their Conditional Use Permit application. A community meeting will be set up before the Conditional Use process begins.

Adjournment

There being no further business, Chairman Spangenberg adjourned the meeting at 5:51 p.m.