



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Final Redevelopment Authority of the City of Racine

*Alderman James T. Spangenberg
Scott Terry
Pete Karas
David Lange
Doug Nicholson
Robert Anderson
Jim Chambers*

Monday, December 6, 2010

4:30 PM

City Hall, Room 209

Call To Order

Chairman Spangenberg called the meeting to order at 4:34 p.m.

PRESENT: 5 - James T. Spangenberg, David Lange, Doug Nicholson, Robert Anderson and Jim Chambers

ABSENT: 2 - Scott Terry and Pete Karas

Others present: Brian O'Connell, Director of City Development
Jean Wolfgang, Associate Planner
Kristin Niemiec, RCEDC
Tina Chitwood, RCEDC

Approval of Minutes for the November 8, 2010 Meeting.

A motion was made by Commissioner Anderson, seconded by Commissioner Nicholson, to approve the November 8, 2010 minutes. The motion PASSED by a Voice Vote.

10-5793

Subject: (Direct Referral) Request from the Uptown Improvement Organization for permission to place historic photos of Uptown buildings in the windows of Redevelopment Authority-owned properties at 1418-22 Washington, 1511 Washington, and 1526 Washington Avenue.

Attachments: [UIO request](#)
[RDA Res. 10-31 UIO historic photos](#)

Kristin Niemiec indicated that the Uptown Organization has come across some historic photos and would like to mount poster sized photos in vacant properties. They will try to match the photos to the building. Director O'Connell indicated that there would be a hold harmless agreement, similar to the agreement the Authority approved with the Racine Arts Council.

A motion was made by Commissioner Lange, seconded by Commissioner Anderson, to adopt Resolution 10-31 approving entering into an agreement with the Uptown Improvement Organization for installation of photographs.

The motion **PASSED** by a Voice Vote.

[10-5858](#)

Subject: Communication from Racine County Economic Development Corporation submitting for review and approval its 2011 Brownfields Contract with the City. (Res.10-2322)

Recommendation of the Redevelopment Authority on 12-6-10: that \$55,000 from the Intergovernmental Revenue Sharing Fund be used for the renewal of the RCEDC brownfields initiative contract for 2011.

Further, 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 2011 capital budget.

Recommendation of the Finance & Personnel Committee on 12-13-10: That the Mayor and City Clerk be authorized and directed to enter into the 2011 brownfields initiative contract with RCEDC.

Fiscal Note: The contract amount is \$55,000; no change from 2010. Source is the Intergovernmental Revenue Sharing Fund; the expenditure is included in the 2011 capital budget, account 919.000.5610.

Attachments: [2011 Brownfields Contract FINAL Nov10](#)
[2011 Brownfields Contract 2010 YE Report and 2011 Goals FINAL 29Nov10](#)
[RDA Res. 10-32 RCEDC and Brownfields](#)

Tina Chitwood of RCEDC indicated she is the Brownfield coordinator under this contract. RCEDC is managing a million dollar revolving loan fund and they administer a site assessment grant through the DNR and another grant through the DNR. There is one pending grant for a site assessment grant. They perform marketing activities of brownfield sites as well.

Commissioner Anderson, how long have we had this contract? Director O'Connell indicated for at least 5 years. Commissioner Anderson asked what the administrative allowances in these grants are. Director O'Connell indicated usually there are none; the Authority or the city bears the administrative costs.

Director O'Connell indicated that through the contract, we are building capacity for dealing with environmental issues that may arise. For example, Staff was able to address issues and obtain grants so Surpac could expand. The Horlick-Haban site could be a future opportunity. Commissioner Anderson commented that this seems very specialized. Commissioner Chambers asked how this was coordinated with the Wisconsin River Alliance. Chitwood indicated there would be coordination between all the agencies and plans to create a redevelopment plan. The plan would assist in bringing more state or federal funding to the Root River area.

A motion was made by Commissioner Nicholson, seconded by Commissioner Anderson, to adopt resolution 10-32 recommending approval of the contract to the Common Council. The motion PASSED by a Voice Vote.

Director O'Connell noted this item will be referred to the Finance and Personnel Committee.

10-5862

Subject: Request to authorize the City Attorney and staff to draft and execute a lease with Ivan Davalos for parking at 1402 State Street for over the winter.

Attachments: [1402 State staff report](#)
[10-33 lease 1402 State Davalos](#)
[RDA Res. 10-33 1402 State Parking Lot](#)

Associate Planner Wolfgang explained that the Authority will be closing on a parking lot at 1402 State Street on December 9, 2010 from the former owner of Cliff's Lounge. Ivan Davalos has been using the lot for customer and employee parking and would like to continue using the parking. Since the Authority won't be able to do anything with the property until spring, staff recommends leasing the property for a \$1 and shifting the cost of snow removal to Davalos.

A motion was made by Commissioner Lange, seconded by Commissioner Chambers, to adopt resolution 10-33, approving a short-term lease. The motion was PASSED by a Voice Vote.

Administrative Business:

Reissuing RFPs for Authority-owned properties: 1418 Washington Avenue, 1511 Washington Avenue, and 3100 block of Washington Avenue.

Copies of three RFPs were distributed. The recent RFP for 1418 Washington Avenue has been updated. We have completed the roof at 1511 Washington Avenue and an RFP similar to the one for 1418 has been prepared. We have completed the planning in West Racine, and the RFP for the 3100 Block of Washington Avenue has been revised. We are anticipating releasing the three RFPs in the near future. They are much more standardized and a form has been developed for background information on the developer. The Uptown Buildings (1418 and 1511) will be offered for \$1 and the developer will have to make a substantial investment into the buildings. We are looking at expanding the marketing efforts. There will be an ad in the Business Journal. The RFP that has most changed is West Racine. For West Racine there was previously a list price, the assessed value of a few years ago. Final price will be negotiable. We have added that a broker fee may be paid to an agent that brings a buyer. We also list preferred uses per the West Racine plan as well as a list of unacceptable uses. There is a provision for the farmer's market. The developer is to consider it and work with the farmer's market. Earnest money will be required for all proposals.

Commissioner Nicholson asked why there are no taverns, tattoo shops, and re-sale shops. Director O'Connell explained these were the use relocated off the site. West Racine has a history of being against taverns.

Adjournment

Meeting adjourned.

Next meeting, January 3, 2011.