



# 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  
Josh Garner  
Doug Nicholson  
Q.A. Shakoor, II  
Robert Anderson*

---

Wednesday, October 24, 2012

5:15 PM

City Hall, Room 306

---

### Call To Order

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

**PRESENT:** 7 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner, Doug Nicholson, Q.A. Shakoor, II and Robert Anderson

Others present:

*Matthew Sadowski, Interim Assistant Director/Principal Planner  
Michelle Logan, City Development Secretary  
Mayor John Dickert  
Tom Friedel, City Administrator  
Karen Frost, Racine County Economic Development Corporation  
Alderswoman Sandy Weidner  
Alderman Robert Mozol*

### Approval of Minutes for the September 24, 2012 Meeting.

**A motion was made by Alderman Shakoor, II, seconded by Commissioner Anderson, to approve the minutes of the September 24, 2012 meeting. The motion PASSED by a Voice Vote.**

[12-8279](#)

**Subject:** (Direct Referral) Request of the Director of City Development for authorization to acquire the Racine Steel Property at 1425 N. Memorial Dr. (Res. No. 12-3412)

#### **Recommendation of the Redevelopment Authority on 10-24-12:**

That the Authority reaffirms the desire to accept the transfer of the Property to its ownership, and that the Chairman, Executive Director, and City Attorney are authorized and directed to pursue and proceed with the transfer of the Property, including the execution of the necessary agreements, without further action by the Authority.

Further, that the Authority recommends that the Common Council provide funds to the Authority for expenses related to its acquisition of

the Property through the Intergovernmental Revenue Sharing Fund, and that the Authority be informed of progress towards the acquisition of the Property.

**Fiscal Note:** Funds are available in the Intergovernmental Revenue Sharing Fund.

**Attachments:** [\(12-8279\) RDA Res. 12-13](#)

*Interim Assistant Director Sadowski explained that this item is being brought before the Authority to reaffirm action that was taken in 2008 with caveats. The original action showed that the city would pay up to \$316,000 towards acquisition. Due to recent litigation in association with the owner's lack of performance on certain conditions of the terms of sale, we are no longer offering that amount, but the Authority must submit an updated resolution to Racine County showing their continued interest in acquiring the property. That resolution will be sent to Racine County. In turn Racine County will need to consider a resolution to forgive back taxes.*

*Alderman Shakoor, II asked how much taxes and other fees are due. Mr. Friedel explained that it would be up to the County to write off the taxes. Mayor Dickert reinforced the point that due to lack of performance by the property owner on the terms of sale, the previous offer has been rescinded, and the City continues to work with Racine County on a resolution of the issues surrounding back taxes.*

**A motion was made Commissioner Lange, seconded by Commissioner Anderson, to adopt RDA Resolution 12-13, recommending approval of the request. The motion PASSED by a Voice Vote.**

[12-8280](#)

**Subject:** (Direct Referral) Request of the Interim Assistant Director of City Development for authorization to apply for an EPA Cleanup Grant for the Walker property. (Res. No. 12-3413)

**Recommendation of the Redevelopment Authority on 10-24-12:**

The Redevelopment Authority hereby authorizes Brian F. O'Connell, Executive Director, or his authorized agent, to act on the behalf of the Redevelopment Authority of the City of Racine to submit an application to the US Environmental Protection Agency (EPA) to aid in site cleanup of 1129 Michigan Boulevard (aka the Walker Property), sign documents, and take necessary action to undertake, direct, and complete approved grant activities.

**Fiscal Note:** A \$200,000 grant is being sought from the EPA. The grant requires a 20% match, the funds for which are available in the environmental remediation line item of the project plan for Tax Increment District 14.

**Attachments:** [\(12-8280\) RDA Res. 12-14](#)

*Interim Assistant Director Sadowski explained that this is a \$200,000 grant to help with cleanup of the Walker site. There is a 20 percent match required of the city by the EPA, and there are funds set aside for this match in TID 14's site remediation*

*fund line item.*

*Commissioner Lange asked if this would be the final cleanup for the property and if it would be ready for sale.*

*Karen Frost (RCEDC) stated that the site investigation that is currently underway will give a better idea of what the cleanup entails. Until the final report is seen from Symbiont, it is hard to say whether or not this would be the final cleanup for the property.*

*Alderwoman Weidner asked if there was any way to find out the hotspots. Mr. Friedel responded that as is usual with old industrial properties, we knew there would be some concerns, but did not know the exact location of various hotspots until more detailed site investigation was completed.*

**A motion was made by Commissioner Garner, seconded by Alderman Shakoor, II, to adopt RDA Resolution 12-14, recommending approval of the request. The motion PASSED by a Voice Vote.**

[12-8285](#)

**Subject:** (Direct Referral) Request from the Director of City Development seeking authorization to commit matching funds for implementation efforts related to the plan titled "RootWorks - Revitalizing Racine's Urban River Corridor, Root River Corridor Redevelopment Plan." (Res. No. 12-3414)

**Recommendation of the Redevelopment Authority on 10-24-12:**

That the Authority supports the use of \$40,000 from the Intergovernmental Revenue Sharing Fund (Sewer Agreement) to assist the Racine County Economic Development Corporation (RCEDC) in its role as lead partner in the implementation of the plan titled "RootWorks - Revitalizing Racine's Urban River Corridor, Root River Corridor Redevelopment Plan" (the Plan).

Further, that the Authority recommends to the Common Council the use of Sewer Agreement funds to assist RCEDC in its role as lead partner in the implementation of the Plan.

**Fiscal Note:** The City's funds of \$40,000 will help leverage an additional \$80,000 from two additional grant sources to support implementation efforts of the Plan.

**Attachments:** [\(12-8285\) RDA Res. 12-15](#)

*Interim Assistant Director Sadowski explained the background of the RootWorks Root River Plan. The plan was adopted by the Common Council in July and part of the plan discusses implementation strategies. These strategies were studied and now we would like to commit funds to proceed on the implementation of the plan (e.g. marketing, further site assessments, etc...). Forty thousand dollars is being asked for from sewer funds as leverage to an additional \$80,000 that would come from other sources.*

*In response to Commissioner Nicholson, Mr. Friedel stated funds are being sought*

*from for The Fund for Lake Michigan and SC Johnson. He explained that the implementation efforts for the RootWorks plan follow those utilized what implementing the Downtown Plan. Downtown Racine Corporation (DRC) was the nonprofit that worked to implement the downtown plan, as is this case, Racine County Economic Development Corporation (RCEDC) will implement certain facets of the Root River plan.*

**A motion was made by Commissioner Nicholson, seconded by Commissioner Chambers, to adopt RDA Resolution 12-15 and recommend approval of the request. The motion PASSED by a Voice Vote.**

## **CLOSED SESSION**

*Chairman Spangenberg read the following:*

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 require a closed session for competitive and bargaining reasons, after which the Authority will reconvene in open session to consider these and other matters on the agenda.

**A motion was made by Alderman Shakoor, II, seconded by Commissioner Garner to go into Closed Session. The motion PASSED by the following vote: The motion PASSED by the following vote:**

**AYES:** 7 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner, Doug Nicholson, Q.A. Shakoor, II and Robert Anderson

The following items were discussed in closed session:

12-8103 Subject: (Direct Referral) Request of the Director of City Development to acquire non-residential real estate.

12-8281 Subject: (Direct Referral) Request of the Director of City Development to provide assistance for a redevelopment project in the Uptown area.

## **OPEN SESSION**

**A motion was made by Alderman Shakoor, II, seconded by Commissioner Chambers, to reconvene in open session. The motion was PASSED by the following vote:**

**AYES:** 7 - James T. Spangenberg, David Lange, Jim Chambers, Josh Garner, Doug Nicholson, Q.A. Shakoor, II and Robert Anderson

### **12-8103**

**Subject:** (Direct Referral) Request of the Director of City Development to acquire non-residential real estate. (Res. No. 12-3415)

**Recommendation of the Redevelopment Authority on 10-24-12:**  
That the Redevelopment Authority recommends that the Common Council, pursuant to sec. 66.1333 (5) (b) Wis. Stats., authorize and

direct the Redevelopment Authority to acquire the property at 233 Lake Avenue (the Property).

Further, that the Redevelopment Authority be directed to exercise its due diligence in the acquisition of the Property.

Further, that the Common Council provide funds for deed transfer costs, and not less than \$70,000 for related annual site holding costs. The Authority recommends that Intergovernmental Revenue Sharing Funds be used for this purpose, and that the Authority be informed of progress towards the acquisition of the Property.

**Fiscal Note:** Funds are available in the accounts identified for this purpose.

**Attachments:** [\(12-8103\) RDA Res. 12-16](#)

**A motion was made by Alderman Shakoor, II, seconded by Commissioner Nicholson, to approve RDA Resolution 12-16, recommend approval of the acquisition of 233 Lake Avenue. The motion PASSED by a Voice Vote.**

[12-8281](#)

**Subject:** (Direct Referral) Request of the Director of City Development to provide assistance for a redevelopment project in the Uptown area.

**A motion was made by Commissioner Anderson, seconded by Alderman Shakoor, II, to receive and file the request. The motion was PASSED by a Voice Vote.**

### Administrative Business

Status report on on-going projects

*Alderman Shakoor, II requested an update regarding the property at 1526 Washington Avenue; the furniture store/Chinese restaurant.*

RootWorks Redevelopment Plan Briefing

Next Meeting: November 5, 2012

### Adjournment

*There being no further business, and hearing no objections, Chairman Spangenberg adjourned the meeting at 5:45 p.m.*