



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
Alderman Greg Holding
Robert Anderson

Monday, May 6, 2013

5:15 PM

City Hall, Room 106

Call To Order

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

EXCUSED: 2 - Josh Garner and Robert Anderson

Others present:

Mayor John Dickert
Matthew Sadowski, Assistant Director of City Development
Michelle Logan, City Development Secretary
Karen Frost, RCEDC

Approval of Minutes for the April 1, 2013 Meeting.

A motion was made by Commissioner Nicholson, seconded by Commissioner Lange to approve the minutes of the April 1, 2013 meeting. The motion PASSED by a Voice Vote.

[13-8931](#)

Subject: (Direct Referral) Communication from the Assistant Executive Director requesting authorization to retain necessary professional services related to continued site assessment and environmental analysis of the Racine Steel Castings property at 1425 North Memorial Drive.

Assistant Director Sadowski explained the request. At the last RDA meeting, we were authorized to create a Certified Survey Map (CSM) to identify parcels to isolate areas that were less contaminated and more hospitable to the redevelopment of the site. Mr. Sadowski stated we would like to get a better understanding of the contamination, the tunnel network beneath the property, and to get a water sample of the water that is located in the tunnels. We are looking for an authorization of funds to do the analysis of the property so we would be able to better isolate areas on the property and show the tunnel network on the CSM so that we are aware of where the tunnels are. We have a general idea; however, we are not sure exactly where the tunnels are.

Symbiont has submitted a proposal with a cost of \$15,774.00 to do the work. Funds

are available in the RDA's Redevelopment Activities account. These funds count as matching funds towards applying for the WEDC grant for the property.

Chambers asked what kind of technology would be used to locate the tunnels.

Karen Frost, RCEDC replied submerge remote operated equipment that will take video of the underground tunnels.

Helding asked about the scope of remediation that the grant will cover. Assistant Director Sadowski responded.

A motion was made by Alderman Helding, seconded by Commissioner Lange, to adopt RDA Resolution 13-10 approving the request for authorization to retain the necessary professional services related to continued site assessment and environmental analysis of Racine Steel Castings property. The motion PASSED by a Voice Vote.

13-8932

Subject: (Direct Referral) Communication from the Assistant Executive Director requesting authorization to apply for a Wisconsin Economic Development Corporation Site Assessment Grant for the Harborside (Walker) property at 1129 Michigan Boulevard. (Res. No. 13-0240)

Recommendation of Redevelopment Authority on 5-6-13: That the Authority authorizes Brian F. O'Connell, Executive Director, or his authorized agent to act on the behalf of the Authority; submit an application to the Wisconsin Economic Development Corporation to aid in site assessment of 1129 Michigan Boulevard [a/k/a Harborside (Walker) property], sign all documents, and take necessary action to undertake, direct, and complete approved grant activities.

Fiscal Note: The grant request is for \$150,000 with a required match of 125% of the grant request, or \$189,056 from the City. All City matching funds will be provided by a \$200,000 USEPA cleanup grant. The environmental firm of Symbiont has offered to prepare and submit the grant application, at no cost to the City, as part of their City-wide environmental services contract.

Assistant Director Sadowski explained the intent of the request was to allow us to apply for the WEDC Grant that will help offset the cost of doing remediation of the Walker/Harborside site. The grant is \$150,000.00 and if approved it allows us to decrease the amount that we were going to be using from the City's revolving loan fund.

He stated that we already have the match for the grant with the funds that were set aside.

A motion was made by Alderman Helding, seconded by Commissioner Lange, to adopt RDA Resolution 13-09, with correction to the fiscal note to read \$150,000.00, authorizing the Assistant Director to apply for a WEDC Grant for the Harborside (Walker) property. The motion PASSED by a Voice Vote.

Administrative Business

Election of Chairperson and Vice-Chairperson for 2013-2014

Assistant Director Sadowski opened the nominations for the Chairperson position. Commissioner Lange nominated Jim Spangenberg for the Chairperson position. Commissioner Nicholson seconded. The nomination passed by a Voice Vote.

Commissioner Spangenberg nominated Doug Nicholson for the Vice-Chairperson position. Alderman Holding seconded. The nomination passed by a Voice Vote.

Status report on on-going projects

1526 Washington Avenue – Assistant Director explained the progress on 1526 Washington Avenue. The option holders will be going ahead with the cabinet shop along with the Chinese restaurant. The cabinet shop/showroom will act as a seating area for the restaurant.

Commissioner Lange asked about West Racine. Assistant Director Sadowski stated there was nothing new.

Assistant Director Sadowski stated he was working with RCEDC on plan for Uptown. The plan is to reposition and reset (possibly expand) its boundaries.

Commissioner Spangenberg asked about the possibility of listing property with a realtor. He said it is important with the low interest rates to tell what we have.

Commissioner Chambers asked if public hearings would be held regarding the plan.

Alderman Holding asked if the Uptown BID would be involved in the creation of the plan. Assistant Director Sadowski stated yes.

Alderman Holding asked to be provided with a list of ongoing projects.

Next Meeting: June 3, 2013

Adjournment

There being no further business, Chairman Spangenberg adjourned the meeting at 5:39 p.m.