



City of Racine

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

Meeting Minutes - Final Standing Joint Review Board

Mayor John Dickert, David J. Hazen, Douglas Stansil, Mark Zlevor, John Engel, Thomas Friedel

Wednesday, May 26, 2010

3:30 PM

City Hall, Room 306

Call To Order

Chairman Stansil called the meeting to order at 3:30 p.m.

PRESENT: 5 - David J. Hazen, Douglas Stansil, Mark Zlevor, John Engel and John Dickert

Others present: Tom Friedel, City Administrator
Brian O'Connell, Director of City Development
Matthew Sadowski, Principal Planner
Todd Taves, Ehlers
Paula Czaplewski, Ehlers

Election of Public Member

Director O'Connell explained the Board position of Public Member was open for election. A motion was made by Mayor Dickert and seconded by Mr. Hazen to nominate John Engel as the Public Member. Mr. Engel accepted the nomination. Motion approved on a voice vote.

Election of Chairperson

Director O'Connell explained the position of Chairman was open for election. A motion was made by Mayor Dickert and seconded by Mr. Zlevor to nominate John Engel as the Chairman. Mr. Engel accepted the nomination. Motion approved on a voice vote. Mr. Engel assumed the chair.

Election of Vice-Chairperson

A motion was made by Mayor Dickert and seconded by Mr. Hazen to nominate Doug Stansil as Vice-Chairman. Mr. Stansil accepted the nomination. Motion approved on a voice vote.

Approval of Minutes for March 16, 2010 Meeting

A motion was made by Mr. Stansil and seconded by Mr. Zlevor to approve the minutes of the March 16, 2010 meeting. The motion PASSED by a Voice Vote.

[10-5145](#)

Subject: (Direct Referral) Amendment to the Project Plan of Tax Incremental Districts No. 2, City of Racine.

Director O'Connell described TID No. 2, summarized action by the State legislature to facilitate the proposed amendment, and the extension being sought. He explained

that the purpose of the presentation today is to introduce and inform members of the proposal and not seek action at this time. He gave an overview of the proposal to apply positive increment generated by TID No. 2 to fund pre-development and infrastructure work within TID No. 14. without the need to borrow money.

In response to Mr. Stansil, Director O'Connell confirmed that Reef Pointe Marina and the causeway are part of TID No. 2, and explained the 10 year extension on the life of TID No. 2.

In response to Mr. Stansil, Todd Taves of Ehlers explained the programmed life of TID No. 14. He confirmed that there could be new expenditures in TID No. 2 but only within the first five years of its extension and following the approval of a project plan amendment.

A motion was made by Mayor Dickert and seconded by Mr. Stansil to defer action until the Common Council takes action. The motion PASSED by a Voice Vote.

10-5146

Subject: (Direct Referral) Amendment to the Project Plan of Tax Incremental District No. 14, City of Racine.

Director O'Connell recapped origins of TID No. 14 and the past/current project plan. He stated that with the withdrawal of the Pointe Blue project, given current market conditions, and the potential to share positive increment from TID No. 2 to fund predevelopment and infrastructure costs without the need to borrow, it is an opportune time to prepare the site for future development. He reviewed the details of the project list explaining proposed infrastructure improvements, property acquisition, environmental remediation, and developer incentives. He stressed that all numbers in the plan represent best estimates of the future preparation and development of the City's "Walker" property. He concluded by pointing out the consistency of the proposed residential component of the plan with the original project plan for TID No. 2 and TID 14, as well as the adopted Downtown Plan.

In response to Mayor Dickert, Director O'Connell confirmed that developer incentives could include providing funds for land acquisition.

In response to Mr. Hazen, Director O'Connell explained that developer incentives are broadly defined to provide flexibility in addressing potential revenue streams needed by a developer to secure financing. He stated that any such use of funds would be incorporated into a developer agreement with the City; this agreement would be presented to the Board for informational purposes. He explained that under the assumption of the proposed project plan, it is estimated that developers would be making an investment resulting in a total of \$74 million in value over the next ten years.

In response to Mr. Hazen, Mr. Taves of Ehlers described the types of incentives outlined in the project plan, and that the terms of the developer agreement and discretion of the Common Council will determine the requirements of the developer.

In response to Mr. Hazen, Mayor Dickert stated that the Common Council would have final oversight as to the requirements of the developer and the scope of the developer incentives. He reiterated that developer incentives could be crucial in leveraging financing.

In response to Mr. Stansil, Director O'Connell explained the role of the Redevelopment Authority as described in the project plan. He also pointed out the parcel proposed to be purchased to "square off" the City holdings (Parcel "3" as

illustrated on Map 3 of the project plan), and confirmed that the project plan does not address potential development on the west side of Michigan Blvd.

In response to Mr. Stansil, Mr. Taves added that the project plan provides flexibility for the Redevelopment Authority to use the project plan as a tool to execute aspects of the project plan.

A motion was made by Mayor Dickert and seconded by Mr. Stansil to defer action until the Common Council takes action. The motion PASSED by a Voice Vote.

Schedule for Next Meeting

Director O'Connell explained that the plan Commission would be reviewing the project plans for TID No. 2 and TID No. 14 at its meeting today. The project plans will be forwarded to the Common Council for action on June 1, 2010 after which, and within 30 days, the plan is transmitted to the Joint Review Board. However, he stressed the need for the Board to take action by June 23rd to meet a deadline imposed by state statutes for action on the extension of TID No. 2.

The consensus of member was to meet Tuesday June 22, 2010 at 3:30 p.m. to take action on the amendments.

Adjournment

There being no further business before the Board, and hearing no objections, Chairman Engel adjourned the meeting at 4:07 p.m.

Respectfully Submitted,

Matthew G. Sadowski, Principal Planner