

# **City of Racine**

*City Hall  
730 Washington Ave.  
Racine, WI 53403*



## **Meeting Minutes**

**Wednesday, March 1, 2006**

**4:00 PM**

**209**

**Redevelopment Authority of the City of Racine**

**Chairman Crimmings called the meeting to order at approximately 4:05 p.m.**

**Approval of Minutes for the January 12, 2006 Meeting.**

A motion was made by Commissioner Ledvina, seconded by Commissioner Mason to approve the minutes of the January 12, 2006 meeting as distributed. Motion approved.

**Public Hearing at 4:00 p.m.**

**06-1589**

**Subject:** Direct Referral. Request to declare blighted the property at 141 Main Street for the purpose of providing financial assistance to the State and Main redevelopment project and submitting proposed redevelopment to Common Council for approval.

**Recommendation:** Adopt Resolution declaring the property is blighted and authorizing the Redevelopment Authority to assist the private redevelopment of the property.

**Fiscal Note:** Preliminary step before issuing of bond (Municipal Revenue Obligation) for the project.

*Chairman Crimmings introduced the item and opened the public hearing at 4:06 p.m.*

*Director O'Connell described the purpose behind the blight designation. He stated that the blight designation would be consistent with the Authority's previous action endorsing the creation of TID#13.*

*He described the development as a proposed mixed-use, with both residential and commercial components. As proposed, the first floor would be primarily retail with the floors above being apartments and condominiums. He stated that the condominiums would be individually owned, that Johnson Development Corp would own the retail space, while the Gorman Company would own and manage the apartments.*

*He stated that assistance for this proposed 19 million dollar project was in the form of a 1.8 million dollar Municipal Revenue Obligation. He went on to say that the assistance would address costs associated with soil contamination and the site's high water table. He explained that by obtaining the City's assistance the developer would be able to obtain financing at a more favorable rate.*

*He stated that a development agreement would be entered into and that the agreement would protect the City's interest in the project. He explained that the agreement would have provisions for the City to benefit if the project performed better than forecasted.*

*Director O'Connell described the blighted condition of the property. He stated that the property had been included in two TIDs before TID #13 and in those project plans it was identified as "in need of conservation and rehabilitation." He noted that a blight designation had not been made by the authority at that time. He stated that the property was designated as "blighted" in the project plan for TID#13. He described the site as*

*being portions of several vacated streets, a former service station, a former bowling alley, and a former rooming house/tavern. In regards to the designation, it was his opinion that the soil contamination at the service station site, the high water table, and the infrastructure that was abandoned in place in the former rights-of way justify the designation of the site as being blighted.*

*Chairman Crimmings closed the hearing at 4:28 p.m.*

**A motion was made by Commissioner Mason, seconded by Alderman Spangenberg that this file be recommended for approval to adopt a resolution (RDA Resolution 06-06) declaring the property as blighted and authorizing the Redevelopment Authority to assist the private development of the property.**

**06-1590**

**Subject:** Direct Referral. Request to enter into a memorandum of agreement with the City of Racine regarding staffing and financial accounting.

**Recommendation:** Approve.

**Fiscal Note:** N/A

*Chairman Crimmings introduced the item.*

*Director O'Connell explained that the authority's financial identity was not well defined from that of the City's. To that end he suggested that an agreement be entered into to define staffing and financial accounting.*

**A motion was made by Alderman Spangenberg, seconded by Commissioner Ledvina to authorize the Executive Director and City Attorney to prepare a memorandum of agreement between the Authority and the City of Racine regarding staffing and financial accounting for review and approval by the Authority. Motion carried.**

Status reports on ongoing redevelopment projects.

*Director O'Connell updated the members on the status of the Southside Industrial Park, West Racine Redevelopment, and the Thompson Building.*

Request to change the schedule of regular meetings to better coordinate with the schedule of Common Council meetings.

*Meeting Dates:*

*Director O'Connell explained that more time was needed between the scheduled meeting and Common Council action due to the implementation of a legislative tracking program.*

**A motion was made by Commissioner Ledvina, seconded by Commissioner Mason to change the scheduled meeting day to the first Wednesday of the month. Motion carried.**

## Adjournment

*There being no other matters before the Authority, the chair declared the meeting adjourned at 4:55 p.m.*

*Respectfully Submitted,*

*Brian F. O'Connell  
Executive Director of the Authority  
And Director of City Development*