



City of Racine

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

Meeting Agenda - Final Redevelopment Authority of the City of Racine

*James Spangenberg
Gregory Holding
Jen Adamski-Torres
Doug Nicholson
John Crimmings
Alderman Tracey Larrin
Robert Anderson*

Thursday, June 1, 2017

6:00 PM

City Hall, Room 303

Call To Order

Approval of Minutes for the April 3, 2017 Meeting.

512-17

Subject: (Direct Referral) A request from Andrew Meyer for review and approval of a White Box Program Grant for the property at 322 Sixth Street.

Attachments:

[322 Sixth Street WB](#)

[June ABM White Box 322 Sixth Street](#)

Staff Recommendation: Approve the request, contingent on any recommendations from the Downtown Area Design Review Committee.

Fiscal Note: The request is for \$16,600. Total project costs range between \$43,900 and \$86,675 based upon bids. The first floor area is 1,660 s.f., so the maximum request is \$16,600.

513-17

Subject: (Direct Referral) Consider Resolution 17-18 authorizing the RDA Executive Director and Chairman to sign all documents, on behalf of the RDA, to enter into an option agreement for the former Ajax Property (1520 and 1536 Clark) with Cardinal Capital Management, Inc. of Madison, Wisconsin for the purposes of redeveloping the property in a manner consistent with prior approvals provided to Herman and Kittle in 2016.

Attachments:

[June ABM Cardinal Capital Option to Purchase](#)

Staff Recommendation: Staff recommends that the RDA approve the resolution and authorize authorizing the RDA Executive Director and Chairman to sign all documents, on behalf of the RDA, to enter into an option agreement for the former Ajax Property (1520 and 1536 Clark) with Cardinal Capital Management, Inc. of Madison, Wisconsin with the following terms:

- Purchase price of \$10,000 (\$4,500 purchase price plus \$5,500 in maintenance)
- Option fee of \$100
- Option period: June 1, 2017 through June 30, 2018
- Title insurance must be provided to the buyer by July 1, 2017

- Seller may expend up to \$1,000 removing exceptions to the title
- Closing costs: Seller (RDA) pays no closing fees and no brokerage fees. Buyer (Cardinal) pays all closing and recording fees. Buyer pays all brokerage fees.

Fiscal Note: RDA purchased the property in December, 2016 for \$4,500. We expend approximately \$5,000 a year maintaining the property (grass, snow removal, security). The option agreement would add \$100 to the RDA's budget in 2017 and would add the agreed upon purchase price (\$500 or \$10,000) to the RDA's budget in 2018. The RDA may incur attorney's fees as part of this transaction, including the closing of the property.

514-17

Subject: (Direct Referral) Consider Resolution 17-19 authorizing the RDA Executive Director and Chairman to sign all documents, on behalf of the RDA, to enter into an option agreement for the property located at 1418, 1420 and 1422 Washington Avenue with the Racine Revitalization Partnership, of Racine Wisconsin for the purposes of redeveloping the property.

Attachments:

[RRP Draft Option and predevelopment agreement](#)

[June ABM RRP Option to purchase](#)

[RDA Res 07-23](#)

Staff Recommendation: RDA Staff recommends that the RDA approve the resolution and authorize authorizing the RDA Executive Director and Chairman to sign all documents, on behalf of the RDA, to enter into an option agreement for the property located at 1418, 1420 and 1422 Washington Avenue with the Racine Revitalization Partnership, of Racine Wisconsin with the following terms:

- Purchase price of \$101.
- Option fee of \$100 (to be credited to the RRP at purchase)
- Option period: June 1, 2017 through December 31, 2017
- RRP may conduct light demolition, tests, studies, and evaluations in order to help evaluate final construction costs, but must follow lead-safe regulations/methods
- City of Racine Department of City Development will conduct a Federal Environmental Review
- RDA will supply an ALTA survey as part of our predevelopment due diligence
- RRP proposes to spend up to \$37,900 of predevelopment expenses
- Closing costs: Will be determined through a future development agreement, which will be forthcoming this summer, once final construction costs are known.

Fiscal Note: Fiscal Note: RDA purchased the property in 2007 for \$109,000. We expend approximately \$2,000 a year maintaining the property (snow removal, security) and have spent approximately \$50,000 in maintaining the structure. The option agreement would add \$1 to the RDA's budget in 2017. The RDA may incur attorney's fees as part of this transaction, including drafting of a development agreement and the closing of the property.

Brownfield Properties Report

A. Update on Racine Steel Castings Property

- a. Report from Ramboll Environ on clean-up options

Report of the Executive Director

- A. Update on RFP for “on-call” real estate brokerage services (on hold)
- B. Proposed RFP for snow removal and mowing for RDA and City-owned properties (completed)
- C. Proposed RDA training (Visit to Milwaukee RDA in Summer 2017)
- D. Update on White Box Program

RDA-Owned Property Report

- A. Update on 233 Lake Street – Hotel & Event Center
- B. Update on 615 Marquette Street (Case Plow Works Building)
- C. Update on 1520 and 1536 Clark Street (Ajax Building)
 - a. Consider quotes for demolition and interior building survey*
- D. Update on Southside Industrial Park
- E. Other RDA-owned and City-owned property Report
 - a. Update on Machinery Row (900 and 820 Water Street)*
 - b. Update on West Bluff project & Grant Proposals*
 - i. RFQ issued by City on 6/2/7 for streambank stabilization*

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at (262) 636-9151 at least 48 hours prior to this meeting.