




City of Racine, Wisconsin
AGENDA BRIEFING MEMORADUM

AGENDA DATE:	April 4, 2019 - Redevelopment Authority
SUBJECT:	License Agreement between the City of Racine and the RDA to allow the Department of Public Works to use RDA property at 1831 Phillips Avenue for Bulky Waste Events
PREPARED BY:	Amy Connolly, Director of City Development
SUMMARY:	<p>The City of Racine’s Department of Public Works requests the use of the parking lot within the Southside Industrial Park (address: 1831 Philips Avenue) for the purposes of Bulky Waste events where residents are allowed to drop off their bulky waste for free (e.g., mattresses, TVs, appliances). In order to accomplish having another department use the site, the RDA must approve a “license agreement” with the City of Racine to allow RDA property to be used.</p>
	<div></div> <p>The Department of Public Works requests to use the property at 1831 Phillips Avenue for occasional Bulky Waste Drop-off Events for the purposes of providing residents with a hassle-free, easy-to-access site to drop off items that don’t fit into regular City trash containers.</p> <p>At this time, the plan is to have a Bulky Waste Drop-off event at the site on Saturday, May 11th from 10AM-5PM. This means that setup would take place on Friday, May 10th and takedown and collection of left-over materials may extend to Wednesday, May 15th.</p> <p>Attached to this staff report is the Department of Public Works plan for traffic stacking and site layout which shows how residents will be directed through the site from Memorial Drive and will exit onto DeKoven Avenue.</p> <p>Signs would be placed on the main roadways surrounding the site: Memorial Drive and DeKoven Avenue. They would only be installed on the day of the event.</p> <p>Public Works notes that they will have recycling companies that collect TV’s and appliances on the site the day of the event, so unless there are more devices dropped off than can be accommodated in the trucks / trailers brought to the site, these would be moved or collected preferably on Monday after the event, but depending on quantity, may take up to 3 days to complete.</p>

The RDA staff have shared our concerns that any waste dumped on the site be kept in bins or trailers so that no materials/chemicals reaches any part of our property. We will hold the Department of Public Works to a standard that ensures the RDA will have no environmental liability from the methods used to collect and store materials on the site.

One concern staff has raised is that the subject property may become a hot spot for dumping once the public is invited in to drop off bulky waste items. We will ensure that any license agreement with the City includes the responsibility of Public Works to immediately pick up any materials dumped on the site after the event.

We would ask that the RDA consider granting the Executive Director the authority to sign license agreements with the City of Racine every year so that, if successful, these events can continue indefinitely or until the RDA entertains another offer to purchase the property.

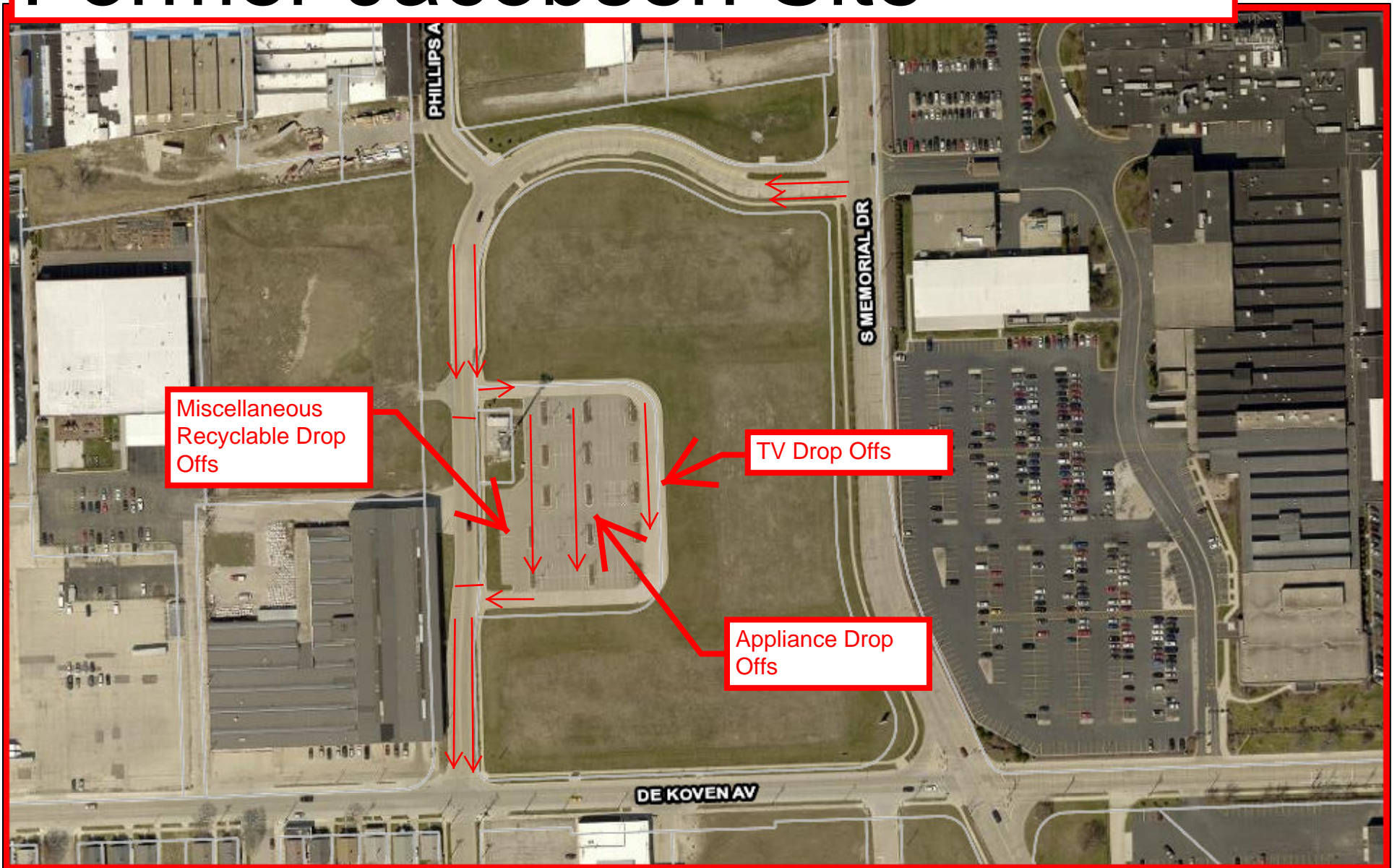
RECOMMENDED ACTION:

Approve RDA Resolution 19-08 and direct the RDA Executive Director to enter into license agreement with the City of Racine to allow the Department of Public Works to use the RDA property at 1831 Phillips Avenue for bulky waste drop off facilities, subject to conditions.

FISCAL NOTE:

There is no cost to the RDA. However, we will need to anticipate that the result of granting this license may increase our site maintenance costs for the property. Property site maintenance is currently budgeted at \$15,000 for Fiscal Year 2019 for all RDA-owned properties.

Former Jacobsen Site



March 12, 2019

☐ Tax Parcels

