



City of Racine

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

Meeting Minutes - Draft

Redevelopment Authority of the City of Racine

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

Thursday, November 2, 2017

6:00 PM

City Hall, Room 303

Call To Order

James Spangenberg called the meeting to order at 6:00 p.m.

PRESENT: 6 - James Spangenberg, Jen Adamski-Torres, Doug Nicholson, John Crimmings, Robert Anderson and Tracey Larrin

EXCUSED: 1 - James DeMatthew

Approval of Minutes for the October 5, 2017 Meeting.

A motion was made by Adamski-Torres, seconded by Alderman Larrin, to approve the minutes of the October 5th meeting. The motion **PASSED** by a Voice Vote.

[1058-17](#)

Subject: (Direct Referral) A request from Kimyron Bonner for review and approval of a White Box Program Grant for the property at 327 Main Street.

Attachments: [327 Main Street WB](#)

The applicant, Kimyron Bonner, stated he is requesting a White Box grant for a portion of the building at 327 Main Street to remodel the building into a southern-style restaurant.

Chief Building Inspector Ken Plaski stated the White Box had already been approved by the DADRC.

The maximum grant amount that Mr. Bonner is eligible for is \$11,420.00.

A motion was made by Crimmings, seconded by Adamski-Torres, to approve the request for a White Box grant for up to \$11,420.00 for 327 Main Street. The motion **PASSED** by a Voice Vote.

[1059-17](#)

Subject: (Direct Referral) A request from Tom Bain for review and approval of a White Box Program Grant for the property at 411 Main Street.

Attachments: [411 Main Street WB](#)

The applicant, Tom Bain, and the business owner, Ken Brown, stated plans for a White Box grant to renovate the first floor for Eye Openerz to move in.

Mr. Bain stated he submitted more bids the day before that were not present in the meeting packet.

Mr. Brown would like to start renovations but will wait to start plumbing and acoustical ceiling renovations upon committees approval of the other bids next month.

The maximum grant amount that Mr. Bain is eligible for is \$16,408.80.

A motion was made by Crimmings, seconded by Nicholson, to approve the request of a White Box grant for up to \$16,408.80 for 411 Main Street. The motion PASSED by a Voice Vote.

[1063-17](#)

Subject: (Direct Referral) Communication from the Executive Director requesting permission to apply for a Community Wide Assessment Grant through the United States Environmental Protection Agency (USEPA) and approval of RDA Resolution 17-26 supporting the application. The grant would provide funding to the City's brownfield initiative to update the current inventory of brownfield sites, prioritize clean-up, complete environmental assessment activities and reuse and clean up planning, and conduct public meetings to receive feedback from the community on brownfield projects.

Attachments: [ABM for Community Wide Assessment Grant](#)

[RDA Resolution 17-26 Community Wide Assessment Grants USEPA](#)

Executive Director, Amy Connolly, stated the EPA funds will help with the assessing brownfield sites to get them ready for redevelopment. The resolution was already approved by the Finance and Personnel Committee. She stated the city didn't receive the grant last year, and the city has used all of the 2016 grant monies.

A motion was made by Nicholson, seconded by Crimmings, to approve RDA resolution 17-26. The motion PASSED by a Voice Vote.

[1064-17](#)

Subject: (Direct Referral) RDA Resolution 17-27 approving the RDA's branding, logo, and website called "Build Up Racine" and supporting continued use of the branding and communications efforts throughout the City.

Attachments: [RDA Resolution 17-27 Adoption of logo branding and website](#)

Connolly stated the new branding has had significant positive feedback already.

Alderman Sandy Weidner stated her concern that the new logo will be replacing the City of Racine logo.

Conversation ensued, RDA assured Weidner that the intent of Build Up Racine is not to replace the City of Racine.

A motion was made by Adamski-Torres, seconded by Alderman Larrin, to approve RDA resolution 17-27. The motion PASSED by a Voice Vote.

[1065-17](#)

Subject: (Direct Referral) RDA Resolution 17-28 withdrawing from the pre-Development agreement with General Capital for 615 Marquette Street, as approved in RDA Resolution 17-09.

Attachments: [\(1065-17\) General Capital Letter](#)

[RDA Resolution 17-28 General Capital Withdraw from Predevelopment Agreement](#)

Connolly stated General Capital performed research of 615 Marquette Street resulting in the site not qualifying for historical tax credits. Therefore, no money can be guaranteed to renovate the property. Communications with General Capital went well, but in the end it is not going to be possible to follow through with redevelopment of the property.

A motion was made by Crimmings, seconded by Nicholson, to approve RDA resolution 17-09. The motion PASSED by a Voice Vote.

Report of the Executive Director

A. Visit from the Center for Community Progress

Connolly stated the Center for Community Progress, a nonprofit organization based out of Washington, D.C., will be visiting Racine City Hall to talk about land banking and community issues.

B. City Capital Improvement Plan Implementation

Connolly stated the plan still needs to go to Common Council for approval.

Brownfield Properties Report

A. 1425 N. Memorial Drive (Racine Steel Castings)

Connolly stated they are days away from finalizing a contract for the Pilot Study. The U.S. EPA just visited and found bench testing positive.

B. Harborside Property (Walker Site)

Connolly stated there is significant developer interest in this property.

RDA-Owned Property Report

A. 233 Lake Avenue (Hotel & Event Center)

Connolly stated the event center is still progressing.

B. Southside Industrial Park

Connolly stated nothing is new with this site, but many developers are interested.

C. 615 Marquette Street (Case Plow Works Building)

Connolly stated this site was talked about previously in item #1065-17.

D. 1520 and 1536 Clark Street (Ajax Property)

Connolly stated Cardinal Capital has the option to buy this property, as they own the adjacent Pabst Pub. They want to develop 72 units of housing for veterans and to look at market rate options since no historic tax credits are available. They will be working with the Housing Authority to support veterans and hope to have tenants by Fall 2019.

E. 1418 Washington Avenue (Racine Revitalization Partnership)

Connolly stated all demolitions for upstairs are almost completed and funding is secured.

F. Other RDA-owned and City-owned property Report

a. Root River Dock Demolition Project

Connolly stated all dock demolitions are complete.

b. West Bluff Stabilization Project

Connolly stated the stabilization started this fall and vegetation removal will begin in Spring 2018.

c. Other News

Connolly stated there are currently ten White Box grants reported and that the Authority may want to think about giving people more time to complete projects with the shortage of contractors at this time.

CLOSED SESSION

Chairman Spangenberg read the closed session notice.

It is intended that the Redevelopment Authority convene in closed session pursuant to Wisconsin Statutes, Sec. 19.85(1)(e) to deliberate or negotiate the purchase of public properties, to invest public funds, or conduct other specified public business, whenever competitive or bargaining reasons require a closed session.

At 6:35 p.m. a motion was made by Alderman Larrin, seconded by Crimmings, to go into closed session. The motion PASSED by the following vote:

AYES: 6 - James Spangenberg, Jen Adamski-Torres, Doug Nicholson, John Crimmings, Robert Anderson and Tracey Larrin

EXCUSED: 1 - James DeMatthew

[1066-17](#)

Subject: (Direct Referral) Communication from RDA Executive Director requesting to meet with the Redevelopment Authority in Closed Session concerning the purchase of public properties.

DeMatthew arrived at 6:53 p.m.

The Redevelopment Authority will return to Open Session.

At 7:00 p.m. a motion was made by Adamski-Torres, seconded by DeMatthew, to reconvene into open session. The motion PASSED by the following vote:

AYES: 7 - James Spangenberg, Jen Adamski-Torres, Doug Nicholson, John Crimmings, Robert Anderson, Tracey Larrin and James DeMatthew

OPEN SESSION

Adjournment

A motion was made by Alderman Larrin, seconded by Adamski-Torres, to adjourn the meeting. The meeting adjourned at 7:00 p.m.