



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
James DeMatthew*

Thursday, February 1, 2018

6:00 PM

City Hall, room 303

Call To Order

Chairman James Spangenberg called the meeting to order at 6:01 p.m.

PRESENT: 5 - James Spangenberg, Jen Adamski-Torres, Doug Nicholson, Robert Anderson and James DeMatthew

EXCUSED: 1 - John Crimmings

Approval of Minutes for the January 4, 2018 Meeting

A motion was made by Nicholson, seconded by Adamski-Torres, to approve the minutes of the December 7th meeting. The motion PASSED by a voice vote.

[0092-18](#)

Subject: (Direct Referral) A request from Mark and Christine Flynn for review and approval of a White Box Program Grant for the property at 214 Third Street.

Attachments: [\(0092-18\) 214 Third Street WB Application](#)

Applicant, Mark Flynn, explained the plans to make the building into a tin barrel micro-brewery with a tasting room. He stated the hours for the tasting room will not be the same as a bar, and that they will be experimenting with no music to enhance the experience.

Chief Building Inspector, Ken Plaski, stated the grant would cover concrete floor replacement, electrical, and plumbing. He stated the maximum grant amount that Mr. and Mrs. Flynn are eligible for is \$20,000.00.

A motion was made by Anderson, seconded by DeMatthew, to approve the request for a White Box Grant for up to \$20,000.00 at 214 Third Street. The motion PASSED by a voice vote.

[0111-18](#)

Subject: RDA Resolution 18-03 approving a dedication of RDA-owned property (28 s.f.) at 3124 Washington Avenue to the City of Racine or WISDOT and the granting of temporary limited construction easements on property at 1218 West Blvd, 3124 Washington Avenue, and 3113 Washington Avenue to City of Racine or WISDOT for the reconstruction of Washington Avenue (ST-HWY 20).

Attachments: [\(0111-18\) ABM WISDOT Dedication of Property](#)
[\(0111-18\) Design Drawing](#)
[\(0111-18\) Plat Map](#)
[\(0111-18\) Resolution 18-03 WISDOT HWY 20 Construction Property
Transfer and Construction Easements](#)

Executive Director Amy Connolly stated the reconstruction of Washington Avenue in 2020 would impact three RDA-owned properties. She stated the City is asking for an easement on top of our easement at 3113 Washington Avenue now to be ready for the upcoming construction in 2020. She stated the easements will go back to their original condition after the construction.

A motion was made by Nicholson, seconded by DeMatthew, to approve RDA Resolution 18-03. The motion PASSED by a voice vote.

[0112-18](#)

Subject: RDA Resolution 18-04 authorizing the RDA Executive Director and the RDA Chairman to sign and executive a purchase and sales agreement for RDA-owned property at 1418 Washington Avenue to the Racine Revitalization Partnership.

Attachments: [\(0112-18\) ABM RRP Purchase of 1418 Washington Avenue](#)
[\(0112-18\) RRP Option Agreement 1418 Washington Ave](#)
[\(0112-18\) DRAFT - RRP Purchase and Sale Agreement](#)
[\(0112-18\) Resolution 18-04 Purchase and Sales Agreement for 1418
through 1422 Washington Ave to RRP](#)

Connolly stated this property has been talked about before and they are ready to execute a purchase agreement with RRP. She stated that RRP has already done environmental testing and remediation, architecture plans, financial research, and has funding for the property.

Ed Miller stated that there have already been various interests in the commercial spaces.

A motion was made by DeMatthew, seconded by Anderson, to approve RDA Resolution 18-04. The motion PASSED a voice vote.

[0113-18](#)

Subject: RDA Resolution 18-05 authorizing the RDA Executive Director to make certain changes to the policies of the White Box Program to facilitate the completion of projects under grant funds.

Attachments: [\(0113-18\) ABM White Box Program Update and Policy Change](#)
[\(0113-18\) Resolution 18-05 White Box Policy Changes](#)

Connolly stated the White Box Grant Program has been very successful in its first year, and that 14 Grants have been awarded including the Flynn's grant that was approved today. She stated only two of the total 14 Grants are 100% completed. She stated this is due to the low amount of contractors available to do the work. She stated the proposed changes to the White Box Grant Program shown in RDA resolution 18-05.

Conversation ensued in regards to the changes.

A motion was made by Nicholson, seconded by Anderson, to approve RDA Resolution 18-05. The motion PASSED by a voice vote.

Report of the Executive Director

A. City Capital Improvement Plan Implementation

Connolly stated they have created internal staff teams including many departments, which include: RootWorks and Uptown. She stated the Rootworks team, in particular, is working on the RDA's behalf to prepare bid specs for site demolition, environmental remediation, and a redevelopment plan for the Water Street area (formerly Machinery Row). She will have the demolition specifics ready in April.

B. White Box Program Update

Refer to Item # 0113-18.

C. Website and Marketing Update

Connolly stated they just got a User update of the site. She stated she is looking for marketing ideas for the website.

D. West Bluff Stabilization and Bike Trail Project

She stated the project is proceeding with the assistance of SmithGroupJJR, a consulting firm out of Madison. They are studying the habitat and structure of the West Bluff to determine the best way to stabilize the bluff and install a bike path to continue the current path. She stated the current trees are not stabilizing the bluff; they need to be replaced with vegetation to prevent erosion. She stated they will be applying for Phase II environmental remediation grants through the Fund for Lake Michigan.

Brownfield Properties Report

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

Connolly noted that our consultants have submitted a remedial action plan for the South lot. She stated the pilot test on the North lot will be finally tested in March when the ground thaws a little, and hopes results come back clean.

B. Harborside Property (Walker Site)

Connolly stated there has been plenty of interest from developers, but nothing formal to report on. The property is owned by the City of Racine, so the RDA would need to review the development plans.

C. Brownfield Program Management

Connolly stated they have switched around the staffing for brownfield work. The work responsibilities have been transferred from RCEDC to Bill Scott, Environmental

attorney, and Ramboll Environ, Environmental consulting firm.

RDA-Owned Property Report

A. Water Street Redevelopment Area (formerly: Machinery Row)

Discussed earlier in the City Capital Improvement Plan Implementation section of the Report of the Executive Director.

B. Southside Industrial Park

Connolly stated she has been conversing with a potential purchaser for a large lot of the property, and she hopes to have a purchase agreement at the next meeting.

C. 1520 and 1536 Clark Street (Ajax Property/Cardinal Capital)

Connolly stated she has been discussing with Cardinal Capital, whom will be bringing new redevelopment plans to the RDA next month.

D. Other RDA-Owned and City-Owned Property

None.

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(1g), to confer with legal counsel concerning strategy with respect to litigation in which the Redevelopment Authority is or is likely to become involved.

A motion was made by Adamski-Torres, seconded by Nicholson, to go into closed session. The motion PASSED by the following vote:

AYES: 5 - James Spangenberg, Jen Adamski-Torres, Doug Nicholson, Robert Anderson and James DeMatthew

EXCUSED: 1 - John Crimmings

[0115-18](#)

Subject: Communication from the City Attorney requesting to meet with the Redevelopment Authority in Closed Session pursuant to Wisconsin Statutes section 19.85(1)(g), to confer with legal counsel concerning *Olsen, et al., v. City of Racine, et al.*, U.S. District Court, Eastern District of Wisconsin Case No. 2017-CV-1802-NJ, and *Fagan v. City of Racine, et al.*, Racine County Circuit Court Case No. 2017 CV 1703.

Staff Recommendation to the Redevelopment Authority on 2/1/2018: To be discussed.

Fiscal Note: To be discussed.

The Redevelopment Authority may return to Open Session to take action on items discussed in Closed Session.

A motion was made by DeMatthew, seconded by Nicholson, to return to open session. The motion PASSED by the following vote:

AYES: 5 - James Spangenberg, Jen Adamski-Torres, Doug Nicholson, Robert Anderson and James DeMatthew

EXCUSED: 1 - John Crimmings

OPEN SESSION

A motion was made by Anderson, seconded by Nicholson, to approve Item No. 0115-18 as presented in closed session. The motion PASSED by the following vote:

AYES: 4 - Jen Adamski-Torres, Doug Nicholson, Robert Anderson and James DeMatthew

EXCUSED: 1 - John Crimmings

ABSTENTIONS: 1 - James Spangenberg

Adjournment

A motion was made by Adamski-Torres, seconded by DeMatthew, to adjourn the meeting at 7:07 p.m. The motion PASSED by a voice vote.