



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Draft

### Redevelopment Authority of the City of Racine

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Thursday, November 1, 2018

6:00 PM

City Hall, Room 303

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#### Call To Order

**PRESENT:** 5 - Jen Adamski, Doug Nicholson, John Crimmings, Robert Anderson and James DeMatthew

Misc. Notes/Arrivals:

*Cory Mason and James Spangenberg were excused (members not listed in the attendance).*

#### Approval of Minutes for the October 4, 2018 Meeting.

A motion was made Nicholson, seconded by Crimmings, to approve the minutes of the October 4th meeting. The motion **PASSED** by a Voice Vote.

[1142-18](#)

**Subject:** A review and update on the White Box Grant Program.

**Attachments:**     [RDA Agenda Briefing Memo 11 1 18](#)  
                              [White Box Project Report \(Updated 10.29.2018\)](#)

*Executive Director Amy Connolly stated that 21 grants have been awarded and \$115,000 paid out to date. She stated one grant has been rescinded for 501 – 6th Street. The award was granted in August 2017 and no work has been completed. She stated they are allowed to reapply.*

*In response to Crimmings, Connolly stated applicants are given a year to complete their projects.*

A motion was made by Crimmings, seconded by Nicholson, to receive and file, the item. The motion **PASSED** by a Voice Vote.

[1139-18](#)

**Subject:** Resolution 18-32 authorizing the RDA Executive Director and the RDA Chairman to execute a contract with Global Signal Acquisition IV LLC (representing Crown Castle and Verizon) for the fee simple sale of property at 1828 DeKoven Avenue/1811 Phillips Avenue, subject to the conveyance documentation produced and/or reviewed and approved by the City Attorney's office on behalf of the RDA.

**Attachments:**     [CITY OF RACINE ABM -- Sale of RDA tower land](#)  
                              [CITY OF RACINE ABM -- Sale of RDA easement - \(Reference\)](#)  
                              [Resolution 18-32 Crown Castle Verizon Wireless Fee simple sale of property](#)

*Connolly explained the action of the RDA on June 7, 2018 was to enter into a sale and conveyance on a small portion of land that housed a cell tower in the Southside Industrial Park. She stated at that time an easement was being requested, however some issues arose and now the request is for a fee simple sale of the property. She stated the portion of land in the request will now be privately loan and the request before the RDA is to approve, subject to the conveyance document being produced and/or reviewed and approved by the City Attorney's office on behalf of the RDA.*

**A motion was Nicholson, seconded by Anderson, to adopt Resolution 18-32 approving the request. The motion PASSED by a Voice Vote.**

[1140-18](#)

**Subject:** Resolution 18-33 approving change order no. 3 for the contract with Veit & Company, Inc. for the Water Street Redevelopment Area demolition project.

**Attachments:** [Change order #3 Underground 526 Marquette](#)  
[Resolution 18-33 Change Order No 3 for Water Street Demolition Project](#)

*Connolly explained that work is continuing to proceed at the Water Street Redevelopment Area project. She stated that while Veit was digging up the foundation, they came across nine unexpected vaults underneath the slab that will need to be removed.*

*Mike Lechner, Housing Technician explained there was another structure underneath the slab.*

*Adamski asked about the oil tank and further remediation.*

*Lechner stated everything has been pulled out so far.*

*Connolly stated the project is ahead of schedule.*

**A motion was made by Anderson, seconded by Crimmings, to adopt Resolution 18-33 approving the request in the amount of \$69,137. The motion PASSED by a Voice Vote.**

[1141-18](#)

**Subject:** Resolution 18-34 requesting approval by Common Council of a budget allocation from the City's Intergovernmental Revenue Sharing Funds to the Redevelopment Authority.

**Attachments:** [Intergovernmental Revenue Fund Budget 2019](#)  
[Resolution 18-34 RDA 2019 budget](#)

*Connolly explained the budget for the Redevelopment Authority and the expenditures for the Intergovernmental Fund.*

*She stated that the Tax Refund Interception Program (TRIP) incentive would no longer be offered, however, other incentives may become available.*

*In response to Adamski, Connolly stated TRIP lasted no longer than ten years.*

*Discussion ensued regarding TRIP incentives.*

*In response to DeMatthew, Connolly explained the legal services. She stated \$200,000 is for City services and \$150,000 is for RDA services only.*

*Nicholson asked if development agreements will be negotiated in terms of REC fees.*

*Discussion ensued.*

*Connolly stated that a report regarding REC fees will be brought to the RDA at its next meeting.*

*Other areas of the budget were discussed.*

**A motion was made by Crimmings, seconded by DeMatthew, to adopt Resolution 18-34 approving the budget allocation. The motion PASSED by a Voice Vote.**

### **Executive Director's Report**

a. Update on the Southside Industrial Park

*Connolly stated Jacquet is continuing to work on their due diligence of the property.*

b. Update on the 1520 and 1536 Clark Street - Former Ajax Property

*Connolly stated Cardinal Capital is working on obtaining private financing and their LIHTC application. The development hopes to break ground in the spring.*

c. Next Meeting's RDA Budget Discussion

*Connolly stated November 8 is the next budget meeting for the Common Council. She stated there will be a presentation regarding Neighborhood Revitalization.*

### **Adjournment**

*There being no further business a motion was made by DeMatthew, seconded by Nicholson, to adjourn the meeting. The meeting adjourned at 6:36 p.m.*