



City of Racine

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

Meeting Minutes - Final

Redevelopment Authority of the City of Racine

Thursday, July 19, 2018

6:00 PM

City Hall, Room 303

Call To Order

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

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

Misc. Notes/Arrivals:

Mayor Cory Mason and James Spangenberg were also present (members not listed in the attendance).

Approval of Minutes for the June 7, 2018 Meeting.

A motion was made by Adamski-Torres, seconded by Crimmings, to approve the minutes of the June 7, 2018 meeting. The motion PASSED by a Voice Vote.

[0720-18](#)

Subject: (Direct Referral) A request by Andrew Meyer for review and approval of a White Box Grant for the property at 324 Sixth Street.

Attachments: [\(0720-18\) 324 Sixth Street WB](#)

Chief Building Inspector Ken Plaski introduced the request. He stated the space is at the very corner on the west end of the building. He stated the building is proposed for a retail use – a coffee shop and records sales – and the White Box grant is proposed to be used to upgrade the electrical, plumbing, HVAC, etc... He stated the maximum grant award that Meyer would be eligible for is \$11,405.00.

The request was approved by the Downtown Area Design Review Commission approved at its meeting.

A motion was made by Nicholson, seconded by Adamski-Torres, to approve the White Box Grant for 324 Sixth Street in the amount of \$11,405.00. The motion PASSED by a Voice Vote.

[0753-18](#)

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

Attachments: [\(0753-18\) White Box Project Report](#)

Plaski updated the Authority on the number of white box grants that were awarded. He stated 17 grants for a total of \$276,000.00 have been awarded so far resulting in a total cost of construction of \$1.3 million. He stated the funding for the White Box grant will continue through 2019 after which a sunset of the program will take place.

Crimmings asked regarding the timeline for projects to start.

Plaski stated there is not a timeline to start the project; however, projects must be completed within a year of approval. He stated if the project needs to be extended, then a written request would need to be submitted.

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

[0446-18](#)

Subject: Resolution 18-15 approving revised South Side Industrial Park Standards and Protective Covenants (originally approved via RDA Resolution 10-10) in substantially the same form as the proposed documents attached to this resolution and directing the Executive Director of the RDA to finalize approval of these standards and covenants by the City Attorney and then record these standards and covenants against all the properties within the South Side Industrial Park.

Attachments: [\(0446-18\) SSIP Industrial Park Standards and Protective Covenants](#)
 [\(0446-18\) RDA Resolution 18-15 SSIP Design standards and covenants](#)

Director Connolly stated in 2010 a set of covenants for the Southside Industrial Park were approved by the RDA, however, they were never formulized and recorded against the properties. She stated staff is seeking approval to record the covenants against the properties in the park. She stated they are in nearly the same form as approved in 2010.

A motion was made by Mason, seconded by Crimmings, to adopt RDA Resolution 18-15 approving the request. The motion PASSED by a Voice Vote.

[0325-18](#)

Subject: Resolution 18-16 authorizing the RDA Executive Director and the RDA Chairman to sign and execute a Development Agreement and Memorandum of Repurchase for RDA-owned property at 1800 S. Memorial Drive and 1831 Phillips Avenue (portions of the Southside Industrial Park) to Jacquet Midwest, LLC.

Attachments: [\(0325-18\) Jacquet Development Agreement](#)
 [\(0325-18\) Ex. A - CSM](#)
 [\(0325-18\) Ex. B - Memo of Repurchase](#)
 [\(0325-18\) RDA Resolution 18-16 Jacquet](#)

Director Connolly stated the request is to receive permission to sign and execute a Development Agreement with Jacquet for the purchase of property within the Southside Industrial Park. She stated the purchase price is \$250,000.00 with \$25,000.00 in earnest money required. She stated

A representative from Jacquet spoke regarding the purchase. He stated the company is very excited to move forward. Currently, they have four facilities in the U.S. and they are doing a similar expansion in Philadelphia. He stated they are looking to break ground as soon as possible.

Mayor Mason thanked Jacquet for their decision to grow their business in the city of

Racine and recognized the contribution of staff and the Racine County Economic Development Corporation.

A motion was made by Mason, seconded by Nicholson, to adopt RDA Resolution 18-16 approving the request. The motion PASSED by a Voice Vote.

[0742-18](#)

Subject: Resolution 18-17 authorizing the acceptance of bids and a contractor for the demolition of the Water Street Redevelopment site.

Attachments: [\(0742-18\) Qualifications of Contractor - Veit](#)
 [\(0742-18\) RDA Resolution 18-17 Bid Authorization Demo](#)

The City's Purchasing Agent, Kathy Kasper, discussed the request. She stated bids for the project were opened on July 13th and eight respectable bids received. She stated the lowest bid received was that of Veit Co. Inc. and she is requesting that the RDA authorize acceptance of the bids and approve the use of the lowest bidder, Veit Co. Inc.

DeMatthew asked if the bids received were for deconstruction or demolition.

Kasper stated they will salvage as much material as possible.

Anderson asked if the bid amount were a firm amount or if it will vary during the project.

Kasper stated the amount is a firm bid; however, there are unidentified items that may come up. She stated Veit has done work with the city before, the recently handled the pier and pylon removal.

A motion was made by Crimmings, seconded by Adamski-Torres, to adopt RDA Resolution 18-17, approving the request. The motion PASSED by a Voice Vote.

[0743-18](#)

Subject: Resolution 18-18 authorizing City staff to negotiate and execute a contract with GRAEF / Perkins + Will for a master redevelopment implementation plan for the Water Street Redevelopment Area.

Attachments: [\(0743-18\) ABM for Water Street Master Plan](#)
 [\(0743-18\) RDA Resolution 18-18 Authorizing Contract with GRAEF](#)

Kasper explained the request. She stated nine statements were received in response to the Request for Qualifications. She stated that, based on the interviews, the recommendation is for GRAEF to be selected.

DeMatthew, who sat on the interviewing panel, stated it was a hard decision but he feels the right firm was chosen.

A motion was made by Mason, seconded by Crimmings, to adopt RDA Resolution 18-18 approving the request. The motion PASSED by a Voice Vote.

[0744-18](#)

Subject: Resolution 18-19 authorizing the first amendment to the option to purchase agreement with Cardinal Capital for the former Ajax property located at 1520 and 1536 Clark Street.

Attachments: [\(0744-18\) 2018-06-26 First Amendment To Option - Ajax Racine](#)
[\(0744-18\) RDA Resolution 18-19 1520 & 1536 Clark St](#)

Connolly explained the request. She stated that last June/July the RDA approved an option for Cardinal Capital at the Ajax site. She stated Cardinal Capital is requesting to extend the option to the end of September.

Erick Schwencker, President of Cardinal Capital, explained the initial proposal for the site. He stated originally four separate buildings were proposed and that number has been reduced to one four-story courtyard building to include parking below the structure. He stated several factors influenced the decision.

DeMatthew asked if the former tavern adjacent to the site will still be saved.

Schwencker stated Cardinal Capital currently owns the tavern and they will work with it as it is.

Brief discussion ensued.

A motion was made by Nicholson, seconded by Crimmings, to adopt RDA Resolution 18-19, approving the request. The motion PASSED by a Voice Vote.

[0759-18](#)

Subject: Resolution 18-20 approving the acceptance of a Quit Claim Deed to correct a previous conveyance at 233 Lake Avenue.

Attachments: [\(0759-18\) Quit Claim Deed \(revised\) \(6-29-18\)](#)
[\(0759-18\) RDA Resolution 18-20 Synthesis Quit Claim Deed for 233 Lake Ave](#)

Connolly stated there was an issue regarding the air rights of the property. She stated the request is for a quit claim deed for the air rights to be able to successfully develop the site.

A motion was made by Mason, seconded by Crimmings, to adopt RDA Resolution 18-20, approving the request. The motion PASSED by a Voice Vote.

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.

At 6:39 p.m. a motion was made by DeMatthew, seconded by Mason, to go into closed session. The motion was PASSED by the following vote:

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

[0749-18](#)

Subject: (Direct Referral) 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 *Fagan v. City of Racine and RDA, and Olson et al v. City of Racine and RDA*.

Adjournment

There being no further business, the meeting adjourned at 6:49 p.m.