



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, February 7, 2019

6:00 PM

City Hall, Room 303

Call To Order

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

PRESENT: 4 - Jen Adamski, John Crimmings, Robert Anderson and James DeMatthew

EXCUSED: 1 - Doug Nicholson

Misc. Notes/Arrivals

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

Approval of Minutes for the January 10, 2019 Meeting.

A motion was made by Mason, seconded by Crimmings, to approve the minutes of the January 10, 2019 meeting. The motion PASSED by a Voice Vote.

0129-19

Subject: (Direct Referral) A request from Audrey Langenfeld for review and approval of a White Box Grant for the property at 402 Main Street.

Attachments: [\(0129-19\) 402 Main Street WB](#)

Assistant Director Matt Sadowski briefly reviewed the request. He stated all costs were found to be eligible and the maximum grant award that the project would be eligible for is \$20,000.00. He stated the remodel will include removing walls, and adding partition walls along with other improvements. He stated the property is the old Seebeck's Gallery.

Adamski stated the costs seemed a little high.

The applicant, Audrey Langenfeld, explained the renovations to be done. She stated the bids also include leveling out the floor.

Ms. Langenfeld described her business. She stated she and her husband own Gold Diamond and they have been located in Kenosha for the past 13 years. She stated they are from Racine and have been looking for some time into relocating to the Downtown Racine area. She stated they are custom physical jewelers and they just won their 17th design competition.

A motion was made by Anderson, seconded by Mason, to approve the request for a White Box Grant in the amount up to \$20,000.00 for the property at 402 Main Street. The motion PASSED by a Voice Vote.

[0130-19](#)

Subject: (Direct Referral) A request by Michael Bain, representing Mt. Royal Property Management and 409 Main LLC, for review and approval of a White Box Grant for the property at 409 Main Street.

Attachments: [\(0130-19\) 409 Main Street WB](#)

Sadowski explained the request. He stated the building was previously home to Copacetic and the project would be eligible for up to the maximum grant award of \$20,000.00. The Downtown Area Design Review Commission reviewed the request and recommended approval at their previous meeting.

In response to Crimmings, Michael Bain, the applicant's representative, stated there is currently a tenant for the building. Executive Director Amy Connolly stated that it will be a women's clothing store.

A motion was made by Adamski, seconded by Mason, to approve the request for a White Box Grant at 409 Main Street in the amount of \$20,000.00. The motion PASSED by a Voice Vote.

[0133-19](#)

Subject: Resolution 19-05 recommending approval of the 2019 General Economic Services contract with the Racine County Economic Development Corporation in the amount of \$82,400.00.

Attachments: [\(0133-19\) RDA Resolution 19-05 RCEDC Annual General Services Contract](#)
[\(0133-19\) 2019.CITY OF RACINE General CONTRACT. FINAL.update](#)
[\(0133-19\) RCEDC 2018 Q1-Q3 Snapshots](#)
[\(0133-19\) City of Racine Presentation 1.15.19](#)

Executive Director Connolly introduced the request and stated this is a yearly contract from the Racine County Economic Development Corporation (RCEDC). She stated this year, the contract has been budgeted under the General Fund under Economic Development.

Laura Million from RCEDC presented a presentation regarding their past and current initiatives.

In response to DeMatthew, Mason stated in March the city approved a certain amount of dollars for workforce training through the Gateway Smart City Innovation Program. Million stated that talent recruitment is separate and recruitment efforts are not only for Foxconn, but to help existing employers in the city of Racine.

A motion was made by DeMatthew, seconded by Anderson, to adopt RDA Resolution 19-05 approving the request. The motion PASSED by a Voice Vote with Crimmings abstaining.

[0134-19](#)

Subject: Resolution 19-06 recommending the use of Intergovernmental Revenue Sharing Funds to support the waiving of Residential Equivalent Charge (REC) for the Gold Metal Lofts development.

Attachments: [\(0134-19\) ABM for Gold Medal Lofts REC Fee Waiver](#)
[\(0134-19\) Resolution 19-06 REC Fee Waiver for Gold Medal Lofts](#)

Executive Director Connolly explained the request. She stated that the transfer of money would be from Intergovernmental Fund to the Water Utility to pay for the REC fee for the developer. She reminded the Authority about the previous program that helped businesses and stated that now large residential developers are the ones in need of the grant. She stated the request is for \$27,000 because there are some credits that they currently have. She stated the grant funds are in the RDA budget and the check will be going directly to the water utility.

DeMatthew stated that he understood that the REC fee was reduced and asked if \$27,000 made much of a difference based on the cost of the project. He asked what it would mean for other construction companies coming to the area and if it would cause other developers to negotiate for additional funds.

In response to DeMatthew, Connolly described the project and stated a lot of incentives and investment will be needed. She stated it is a very good program for the City of Racine to use Intergovernmental Funding to help offset costs to developers. She stated the developer was unaware that REC fees were due and that was not communicated to them until December. She informed the Authority that they will be closing on the property tomorrow.

Jonathan Ward, from J. Jeffers and Co., further explained the request. He stated they are working on a Freddie Mac Loan package and will have Low-Income Housing Tax Credit (LITHC) closing by April.

A motion was by Crimmings, seconded by Adamski, to adopt RDA Resolution 19-06 approving the request. The motion PASSED by a Voice Vote.

Executive Director's Report

a. Update on the Southside Industrial Park

Connolly explained that, unfortunately, a notice was received in January that the contract and offer to purchase with Jacquet for the Southside Industrial Park was cancelled. She stated after six months we were unable to continue due to the type of the building they wanted developed on the land and the type of land that we were able to offer. She stated we wish Jacquet the best of luck. She stated due to Foxconn we may see a lot more interest in the site; however, we will actively market the site if needed.

In response to Adamski, Connolly stated we will answer questions from the media as they come. Million stated she continues to work with Jacquet in finding new site in the County of Racine.

b. RDA Budget Update

Connolly explained that there are still invoices coming in for 2018 so we do not have a year-end 2018 budget report. She stated we hope to bring this information to the Authority at its next meeting.

c. Buildup Racine Web Report

Connolly stated the information will be emailed to the Authority. She stated we are

currently working on Search Engine Optimization (SEO) and hopefully buildupracine.org will be one of the first websites seen when "Racine" is googled. She stated the Building and Planning divisions have located their information on the Buildup Racine website.

Adjournment

There being no further business, the meeting adjourned at 6:43 p.m.