



# City of Racine

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

## Meeting Minutes - Final

### Redevelopment Authority of the City of Racine

---

Wednesday, May 29, 2019

4:30 PM

City Hall, Room 303

---

#### SPECIAL MEETING

##### Call To Order

*Vice-chair Adamski called the meeting to order at 4:30 p.m.*

**PRESENT:** 6 - Jen Adamski, Doug Nicholson, John Crimmings, James DeMatthew, Cory Mason and Trevor Jung

**EXCUSED:** 1 - Robert Anderson

[0648-19](#)

**Subject:** Receive an update on the Ajax Project proposed at 1520 and 1536 Clark Street, which are RDA-owned properties.

*Mason informed the Authority that currently there is not an agreement to announce. He stated the efforts of Cardinal Capital and their work on the Ajax property continues to be appreciated. He stated they have until the end of the month to exercise their Option to Purchase agreement and that he believes they will do that. He stated from that date, Cardinal Capital will have 30 days to close on the property.*

*Vice-Chair Adamski opened up the item for questions from the Authority.*

*DeMatthew asked if there were any signed contracts.*

*Mason stated there is an option on the property.*

*Nicholson asked if Cardinal Capital were going to be able to close on the property in 30 days. He stated that he thought the option was going to be extended and asked if there were a reason that the option could not be extended.*

*Mason stated that they have the ability to exercise the option until the end of the month.*

*In response to Crimmings, Mason stated they will have 30 days from the end of May to close. He stated it was not noticed to discuss the potential of extending the option.*

*Nick Jung, Cardinal Capital General Counsel, spoke regarding the project. He stated that Cardinal Capital is excited to be working on the project and they are committed to working with the Redevelopment Authority and the neighborhood to develop the project. He stated they have exercised the option and plan to purchase the property within 30 days.*

*DeMatthew asked about the construction timeline.*

*N. Jung stated that a development agreement would need to be worked out with the*

city and RDA.

*In response to Crimmings, N. Jung stated that he was not sure whether or not a development agreement could be prepared in 30 days, however, Cardinal Capital is committed to work with the city and the RDA to get it done.*

*In response to T. Jung, N. Jung stated that they have purchased properties before prior to having a development agreement.*

*Crimmings clarified that the update was that the buyer has in fact exercised the option and is looking to close the transaction within the next 30 days.*

*Mason stated yes, that is correct.*

*Vice-chair Adamski opened the meeting up to public comment.*

*Linea Anthony, 1341 Washington Avenue, spoke regarding the project. She stated she lives in Uptown and is the president of the Uptown board. She stated she was in the room when they first put the original plans in from of the RDA. She stated that the Uptown group is in great favor of the project and she likes the vision that has been portrayed with the style of the development. She stated Uptown is the microcosm to show the rest of Racine what to do; they would like to be at the forefront of development, if possible.*

*Alfonso Gardner, Mt. Pleasant, spoke regarding the project. He stated he supports the project and the jobs that it will create. He stated the community needs jobs and reminded that Racine is the 3rd worst city for African Americans. He stated he has been fighting for years to make sure minorities are included. He has spoken to Cardinal Capital and knows their ideas and hopes that the RDA moves forward with the project. He stated he is here to support the project and would like Racine to move away from being the 3rd worst city for African Americans. He stated we need to bring jobs to the City and he hopes that Cardinal Capital does what they say they are going to do.*

*Tad Ballantyne, owns property in uptown and sits on the Uptown Board, spoke regarding the project. He stated he has been talking with Cardinal Capital for a number of months and the outline of the particular details, including costs, appear to be in line. He stated he is familiar with starting from scratch for redevelopment and is slightly concerned with the environmental and hoping that will be addressed in terms of indemnification. He stated with the Gold Medal Lofts and the Ajax project there is something finally happening in Uptown in 20 years. He stated the project will help the neighborhood and fuel the neighborhood to put money into their own properties. He stated Cardinal Capital shows no lack of ability to close on properties and that it is up to the boards and the city to put together a positive deal. He stated they are doing this below what they normally make on a project and it should be approved as soon as it can be.*

*Ed Miller, Racine Revitalization Partnership, 1402 Washington Avenue, spoke regarding the project. He stated there is a variable smorgasbord of projects going on and is hard to choose what should and should not be done what can and cannot be done with the resources available. He stated Uptown is the gateway to the City; Highway 20 is the gateway to the City. He stated it is time to focus on the entry to the city as that is the impression that we are leaving with everyone who comes to the city.*

*He stated he supports the project and hopes it moves forward.*

*Kristina Campbell, 1501 Washington Avenue, seconded the comments of the speakers before her. She stated she is invested in the area and would like to see more things being built in the area.*

*Anthony added that the Ajax project is an integral part of the Uptown Plan that was adopted by the City of Racine.*

*Crimmings stated it is exciting to see so much commitment and support for the project. He stated Uptown could use some infusion of development. He stated those who have stayed and invested in the area have to be commended.*

*Vice-Chair Adamski expressed appreciation for the involvement, passion, and time commitment of the public that came out to the meeting.*

*T. Jung thanked Campbell and Anthony for their commitment and putting their life's work to the Uptown area. He stated they deserve the full commitment from the City of Racine and is looking forward to the Ajax project moving forward.*

## **Adjournment**

*There being no further business, the meeting adjourned at 4:49 p.m.*