



City of Racine

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

Meeting Minutes - Draft

Redevelopment Authority of the City of Racine

Thursday, October 10, 2019

6:00 PM

City Hall, Room 303

Call To Order

Chair Adamski called the meeting to order at 6:02 p.m.

PRESENT: 4 - Adamski, Anderson, DeMatthew and Mason

EXCUSED: 3 - Nicholson, Crimmings and Jung

1169-19

Subject: Consideration of the appointment of an Assistant and/or Executive Director for the Redevelopment Authority of the City of Racine.

Mason explained that Jerry Franke has been appointed the Interim Director of City Development and will serve more as a development consultant to the city. He stated Matt Sadowski will fill the role of the Executive Director of the Redevelopment Authority until a permanent replacement is made.

1170-19

Subject: Resolution 19-27 accepting a 2019 USEPA Brownfield Cleanup Grant for the Water Street Redevelopment Properties (700, 900, and 1010 Water Street, and 615 Marquette Street) owned by the RDA and approve the use of Intergovernmental Revenue Funds for the match requirement.

Interim Executive Director Sadowski stated a resolution has been provided to the RDA for their review. He explained the grant funds requested to be accepted will be to conduct cleanup activities at the old Machinery Row site (now the Water Street Redevelopment site). He stated the grant amount is \$500,000 with a \$100,000 match requirement. He stated the match requirement will come from the Intergovernmental Governmental Revenue Funds.

A motion was made by DeMatthew, seconded by Mason, to adopt RDA Resolution 19-27 approving the request. The motion PASSED by a Voice Vote.

1171-19

Subject: Communication from the Department of City Development requesting permission to repair the fencing at 1010 Water Street.

Attachments: [RSC & Water Street Estimates](#)

Mike Lechner, Housing Technician, explained the disrepair of the fence. He stated the fence is failing along the Marquette Street side of the property. He stated with the repair, the poles will be replaced and as much as possible of the current fencing will be used.

Lechner stated he would like to remedy the problem before the winter.

DeMatthew explained that the fence is currently laying on the ground and anyone can hop over the fence onto the site.

A motion was made by Mason, seconded by DeMatthew, to grant permission for the repair of the fence at 1010 Water Street in an amount not to exceed \$2,000.00. The motion PASSED by a Voice Vote.

[1172-19](#)

Subject: Communication from the Department of City Development requesting permission to repair a portion of the Racine Steel Castings site, 1425 N. Memorial Drive.

Attachments: [RSC & Water Street Estimates](#)

Lechner explained the request. He stated there is a retaining wall that goes along the property and there is a 100 foot section along Albert Street that is failing. He stated the sidewalks had to be closed. He stated we would like to cut the wall and replace it with a chain link fence with privacy slats. The estimates provided are about \$3,500 for the fence and \$6,000 for tearing down the portion of the wall. He stated the bricks will be kept for later repairs if necessary.

Chair Adamski asked if the total requested is \$9,500.00

Lechner stated total will be about \$10,000.00. He further explained the repairs that would take place.

A motion was made Mason, seconded by DeMatthew, to approve the repair at the Racine Steel Castings site in an amount not to exceed \$10,000.00. The motion PASSED by a Voice Vote.

[1173-19](#)

Subject: Communication from the Manager of Neighborhood Services seeking to meet with the Redevelopment Authority regarding an extension of the closing date for the transfer of real property located at 1520 and 1536 Clark Street, Racine, Wisconsin, from the Redevelopment Authority to Cardinal Capital Management, Inc., and/or its assignees, pursuant to the Option to Purchase Agreement.

Matthew Rejc, Manager of Neighborhood Services, explained the request. He stated an extension for the closing on the property is being requested until November 22nd. He stated time is needed to complete the HUD environmental review process. Rejc explained that there were a few barriers that came up, however, staff is confident that they will have the authority to use the grant funds and successfully transfer the property. Rejc stated David Fischer from Cardinal Capital Management, Inc. was present to further discuss the project.

Fischer explained that the project was waiting for the HUD 30-day comment period to expire.

Brief discussion ensued about the HUD funding for the project.

Discussion after the initial motion:

Adamski asked if November 22nd were enough time.

Discussion ensued about extending the closing date to the end of the November.

The motion was amended to extend the closing date to November 30, 2019.

A motion was made by DeMatthew, seconded by Anderson, to extend the closing date for the transfer of real property located at 1520 and 1536 Clark Street from the Redevelopment Authority to Cardinal Capital Management, Inc. to November 22, 2019. The motion was amended to further extend the closing date to November 30, 2019. The motion and the amendment PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 6:14 p.m.