



City of Racine

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

Meeting Minutes - Final

Community Development Authority

Thursday, October 1, 2020

6:00 PM

Virtually

Call To Order

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

PRESENT: 5 - Mason, Adamski, Martin, Pucci, and Thomas

EXCUSED: 2 - Bukacek, and West

Approval of Minutes for the August 6, 2020 Meeting.

A motion was made by Adamski, seconded by Pucci, to approve the minutes of the August 6, 2020 meeting. The motion PASSED by a Voice Vote.

[0657-20](#)

Subject: A request by the Executive Director to receive a presentation from the Racine Revitalization Partnership regarding past, current, and future initiatives and the use of City funds.

Ed Miller, Racine Revitalization Partnership (RRP), gave a presentation explaining the organization's milestones and accomplishments. He stated this was the fourth year for the organization and the first years were used to establish a community basis. Miller explained the projects that RRP has worked on. He stated 1315 Grand Avenue was a project that, unfortunately, experienced its second house fire. Miller explained the community partnerships – Uptown Chow Down, Uptown Beautification Program, etc. and stated they were happy to be a part of community and to work with the community as it exists.

Miller stated RRP received funds from Wisconsin Housing and Economic Development Authority (WHEDA) to create three supportive housing units for those transitioning from HALO. He also stated the construction of three townhomes will begin in the spring. Miller explained that they were focused on creating good quality and affordable housing. He stated that there is an offer to purchase on their property on Owen Avenue and they reduced the price of their Phillips Avenue property. Miller stated that they are looking at tax foreclosures and have received a property on Edgewood Avenue from the County as well as purchased a property on Linden Avenue.

Miller explained that RRP is coming to the CDA to utilize the last of the \$25,000 to help with the operation. He stated that \$15,000 in contractor contributions were raised for Grand Avenue and they are continuing to raise funds. He stated the funds provided allows them to leverage work.

Thomas asked if there were any more money for the project after the \$25,000.

Miller stated there is no more money allocated going forward, however, he is not worried going forward because of cash flow.

In response to Thomas, he stated the funds would be used for operating expenses.

A motion was made by Thomas, seconded by Mason, to receive and file the presentation. The motion PASSED by a Voice Vote.

0659-20

Subject: Consideration of Resolution 20-08 authorizing the CDA to enter into a contract with Racine Revitalization Partnership in the amount of \$25,000 for neighborhood development services as budgeted in the 2020 Capital Improvement Plan.

Attachments: [RRP Request](#)
[RRP Report Spring 2020](#)
[House Proud Summary 2018_2019](#)
[RRP Draft Final Agreement 2020-21](#)
[CDA Resolution 20-08](#)

Planning Manager Matthew Sadowski explained the request and the source of funding for the grant. The grant would be funded by Tax Incremental District (TID No. 19) for the area, however, Intergovernmental Revenue Sharing Funds would be used until the TID produced increment. He stated RRP also receives HOME Investment Partnership and Community Development Block Grant funds.

A motion was made by Adamski, seconded by Thomas, to adopt CDA Resolution 20-08 and direct the Executive Director and Chairman to sign an agreement with Racine Revitalization Partnership. The motion PASSED by a Voice Vote.

0658-20

Subject: A request by Racine Revitalization Partnership for approval of facade design changes at 1418 Washington Avenue, related to the facade grant approved by the Redevelopment Authority in 2019.

Attachments: [Memorandum of Changes to Façade 9-30-2020](#)
[1418 Washington Approved Façade](#)

Sadowski explained the request. He stated the façade remodel was approved in 2019 based on a specific design. He stated there were issues that resulted in changes of the approved façade design by the applicant. Sadowski showed the previous design and what was approved and what has changed on the façade that was constructed. He stated the key change was the increased height of the knee wall (from 1 ½ feet to 3 feet). Sadowski showed a visual mockup of the other changes on the building.

Miller explained the changes to the façade. He stated that the header of the awning shroud rotted out so the shroud had to be removed. He stated regarding the tiling, a mistake was made and he assumed they were present on the building. He stated that he did not plan to install tiling on the building. Miller explained the window length was also a factor. He stated the building has been vacant since the late 1970's. He stated that the knee wall was constructed that way from a practical standpoint and thought staff was made aware.

Sadowski explained the recommendation from staff. He stated staff is recommending approval of the changes. He stated while the completed design is not appropriate for the design of the building, redoing the windows would be cost prohibitive according to

Miller.

Mason asked if the façade grant were already reimbursed for the project.

Sadowski stated it has not.

In response to Mason, Sadowski stated a reduction in the amount of the façade grant can be considered.

Mason expressed concern with the change in what was approved for the façade and what was constructed. He stated, even though RRP does great work, if the request can be approved with the caveat that 90 percent of costs can be reimbursed for a total reimbursement of \$9000.

Discussion ensued.

A motion was made by Mason, seconded by Pucci, to approve the amended plans for the façade and to direct staff to schedule for the next meeting an item to address the 90 percent reduction in the reimbursement amount for the grant. The motion PASSED by a Voice Vote.

[0660-20](#)

Subject: Consideration of Resolution 20-09 authorizing an amendment to the offer to purchase for the property at 233 Lake Avenue between the Community Development Authority of the City of Racine, seller/lessee, and Hovde Properties, LLC, buyer/lessor, for an extension of the option from September 1, 2020 to July 1, 2020.

Attachments: [233 Lake Avenue Amendment](#)
 [CDA Resolution 20-09](#)

Sadowski explained the request. He stated due to the current pandemic that exists with COVID-19, an extension is being requested by Hovde Properties LLC for their option on the property at 233 Lake Avenue. Their option is currently set to expire on September 1, 2020 and they are requesting an extension until July 1, 2021. Sadowski stated Eric Olson and the Hovde team remain committed to the site and that a grant application is currently being worked on.

Thomas asked if this were the second extension being requested.

Sadowski stated yes.

In response to Thomas, Mason stated that the first extension was requested for geotechnical purposes.

In response to Pucci, Martin clarified the extension date was for 2021 and stated the resolution and the extension itself both reference the 2021 date.

A motion was made by Thomas, seconded by Adamski, to adopt CDA Resolution 20-09 approving the extension request. The motion PASSED by a Voice Vote.

[0661-20](#)

Subject: Consideration of Resolution 20-10 giving authorization to apply for and accept a grant up to \$300,000 from the United States Environmental Protection Agency Site Assessment Grant (US

EPA-SAG) and to contract with Ramboll Environ to prepare grant materials.

Attachments: [Request for PO_FY21 EPA SAG Application](#)
 [CDA Resolution 20-10](#)

Sadowski explained the request and stated the city has received the grant in the past. He stated the grant would allow further assessment of City/CDA owned properties and others in the city. He stated the assessment grant would allow for Phase I and Phase II environmental studies and some limited site remediation. He stated our current environmental consultant, Ramboll Environ, will help prepare the grant application. He stated \$300,000 is being requested from the grant.

In response to Thomas, Sadowski stated Ramboll will charge \$5,400 to prepare the grant application.

A motion was made by Thomas, seconded by Adamski, to adopt CDA Resolution 20-10, granting permission to apply and accept a grant up to \$300,000 from the USEPA Site Assessment Grant program. The motion PASSED by a Voice Vote.

Adjournment

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

Due to the COVID-19 Pandemic, this meeting was held virtually and access to the meeting was available via the following:

Phone Number: 1 (844) 992-4726

Access Code: 132 577 5038