



City of Racine

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

Meeting Minutes - Final

Community Development Authority

Thursday, November 5, 2020

6:00 PM

Virtually

Call To Order

Chairman Martin called the meeting to order at 6:01 p.m.

Roll Call

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

EXCUSED: 2 - Bukacek, and Pucci

Approval of Minutes for the October 1, 2020 Meeting.

A motion was made by Adamski, seconded by Thomas, to approve the minutes of the October 1, 2020 meeting. The motion PASSED by a Voice Vote.

[0733-20](#)

Subject: Consideration of Resolution 20-11 reducing the amount of a façade grant approved by the Redevelopment Authority in 2019 for the property at 1418 Washington Avenue to \$9,000 due to design changes made prior to staff/CDA approval.

Attachments: [1418 Washington Avenue Approved Facade](#)
[Memorandum of Changes to Facade - 1418 Washington Avenue](#)
[CDA Resolution 20-11](#)

Chairman Martin reminded the Authority that this item was talked about at the last meeting. Changes were made to the façade without approval of staff or the CDA and the item is being brought before the Authority to reduce the amount of the façade grant due to the unapproved changes.

A motion was made by Mason, seconded by West, to adopt CDA Resolution 20-11 reducing the amount of the façade grant to \$9,000. The motion PASSED by a Voice Vote.

[0735-20](#)

Subject: Consideration of Resolution 20-12 authorizing a request for qualifications and the solicitation of bids for an Environmental Consultant for a three-year period commencing February 2021.

Attachments: [CDA RFQ Environmental Consultant \(DRAFT\)](#)
[CDA Resolution 20-12](#)

Matt Sadowski, Planning Manager, explained that this is a requirement from the Environmental Protection Agency (EPA) in order to be able to utilize their funds. He

explained that we are supposed to go out to bid every three years.

Sadowski explained that the Request for Qualifications (RFQ) is written to allow us to hire two consultants. Sadowski explained the Scope of Services outlined in the RFQ. He stated the environmental consultant(s) would be hired to perform grant writing services, property identification and inventory, site characterization and assessment activities, outreach, etc. Sadowski explained that a review committee will be formed with the selection for the consultant(s) being brought to the CDA for final review. He stated we hope to have proposals out by December.

Adamski asked if there are any local/regional firms that would be capable.

Sadowski stated there were 4-5 consultants in the region that could be sent the RFQ.

In response to Thomas, Sadowski stated staff will encourage and look for diversity in the bid response.

A motion was made by Mason, seconded by Adamski, adopting CDA Resolution 20-12 authorizing a request for qualifications and the solicitation of bids for an environmental consultant. The motion PASSED by a Voice Vote.

[0736-20](#)

Subject: Consideration of Resolution 20-13 authorizing the solicitation of bids and the acceptance of a bid for the brownfield cleanup project at 615 Marquette Street and the Water Street properties.

Attachments: [Request for Bid Water St Redevelopment \(DRAFT\)](#)
 [CDA Resolution 20-13](#)

Sadowski explained there are two projects that would go through one bidding process. He stated the sites are the former Machinery Row and Western Publishing properties and showed the area sited for cleanup. He stated the buildings have been removed and explained the first portion of the bid would be for Water Street and Marquette Street to get it cleaned up to industrial standards. He stated there are three pockets of land that would need to be cleaned up.

Sadowski reviewed the bid specifications. He stated this is an EPA funded project and there is a balance of \$530,000 available in the cleanup grant.

In response to Thomas, Sadowski introduced Mike Lechner who manages the brownfield sites. Lechner explained that the project will be bid out publically. He stated the bidders have to have a specialized waste license to be able to haul away the contamination.

A motion was made Thomas, seconded by West, to adopt Resolution 20-13 authorizing the solicitation of bids and the acceptance of a bid for the brownfield cleanup project at 615 Marquette Street and the Water Street properties. The motion PASSED by a Voice Vote.

CLOSED SESSION

Chairman Martin read the closed session notice.

At 6:23 p.m. a motion was made by Adamski, seconded by West, to go into closed session. The motion PASSED by the following vote:

Ayes: Mason, Adamski, Martin, West, and Thomas

Excused: Bukacek, and Pucci

It is intended that the Community Development Authority convene in Closed Session pursuant to Wisconsin Statutes Sec. 19.85(1)(e) regarding the deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting of other specific public business, whenever competitive or bargaining reasons require a Closed Session.

[0734-20](#)

Subject: Consideration of an amendment to the offer to purchase submitted to the Community Development Authority for CDA-owned properties at 1623 & 1701 DeKoven Avenue, 1800 South Memorial Drive, and 1831 Phillips Avenue, for an extension due to COVID-19 delays.

The Community Development Authority will return to Open Session and may take action on items discussed in Closed Session.

OPEN SESSION

At 6:35 p.m. a motion was made by Mason, seconded by West, to reconvene into open session. The motion PASSED by the following vote:

Ayes: Mason, Adamski, Martin, West, and Thomas

Excused: Bukacek, and Pucci

[0734-20](#)

Subject: Consideration of an amendment to the offer to purchase submitted to the Community Development Authority for CDA-owned properties at 1623 & 1701 DeKoven Avenue, 1800 South Memorial Drive, and 1831 Phillips Avenue, for an extension due to COVID-19 delays.

A motion was made by Thomas, seconded by Mason to adopt CDA Resolution 20-14 with the amendment to extend the option for 60 days or until February 11, 2021, whichever is earliest. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 6:37 p.m.