



City of Racine

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

Meeting Minutes - Final

Community Development Authority

Thursday, August 6, 2020

6:00 PM

Virtually

Call To Order

Chairman Martin called the meeting to order at 6:02 p.m.

Roll Call

PRESENT: 4 - Mason, Adamski, Martin, and Pucci

EXCUSED: 3 - West, Thomas, and Bukacek

Approval of Minutes for the July 9, 2020 Meeting

A motion was made by Mason, seconded by Adamski, to approve the minutes of the July 9th and July 22nd meetings. The motion PASSED by a Voice Vote.

Approval of Minutes for the July 22, 2020 Meeting

See the action for July 9, 2020 meeting minutes.

[0514-20](#)

Subject: Communication from the Interim Executive Director providing an overview of CDA/RDA owned lands and properties.

Attachments: [CDA Properties Map](#)

[CDA Properties List 08.04.20](#)

Prior to the introduction of the first item, Mason introduced Bill Bowers, the new Director of City Development. He stated Bowers is the current City Assessor and had expressed interest in the position.

Bowers stated that it is a great pleasure to serve and a great opportunity.

Chairman Martin welcomed Bowers and stated there was not a development where he did not go to Mr. Bowers first.

Interim Executive Director Sadowski introduced the item and explained the properties that were owned by the Community Development Authority (CDA).

He stated that we to hope transfer a portion of property in the Southside Industrial Park; an option is being worked on that was approved at the last meeting.

Sadowski stated that some properties are still in the name of the Redevelopment Authority and some have been transferred over to the CDA. The current list of properties is attached to this item; the properties that currently have options are

highlighted in yellow.

Sadowski explained the locations of each property.

Chairman Martin asked how property became owned by the CDA or RDA.

Sadowski explained that either by a redevelopment plan for the area or being offered the property were the two most common ways. He stated 233 Lake Avenue was offered and Racine Steel Castings is related to and supported by a redevelopment plan.

Chairman Martin asked if properties were received due to foreclosure or receivership.

Sadowski stated the current properties were not, however, there is a program being worked on in that regard.

Matt Rejc, Manager of Neighborhood Services Division, further described the program that was referenced. He stated five letters were sent regarding delinquent properties.

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

[0515-20](#)

Subject: Communication from the Interim Executive Director providing a financial overview of the CDA.

Sadowski explained the funds available to the CDA in the form of grants, loans, and also explained the expenses.

In response to Chairman Martin, it was stated that most of the monies were budgeted from the Common Council.

A brief discussion ensued regarding the resources needed for next year.

Sadowski explained the brownfield grants available to the CDA. He stated the CDA currently has a loan with the City from its Brownfield Cleanup Revolving Loan Fund (BC-RLF) to assist with the cleanup at Racine Steel Castings – South Lot. He stated the full \$100,000 that was asked for at a previous CDA meeting will not be needed. He stated cleanup on the site is anticipated to take place in late August.

In response to Chairman Martin, Sadowski stated that there is a 0% interest rate on the loan. He stated the loan will become due once the property is sold.

Chairman Martin asked about options on CDA-owned properties. He asked where the money for an option would appear.

Sadowski explained that the funds would usually be transferred to the general fund.

Discussion ensued regarding property acquisition and developments.

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

[0516-20](#)

Subject: Resolution 20-06 authorizing the acceptance of bids and the approval of a contract with A.W. Oakes & Son, Inc. for the environmental cleanup for the property at 1425 N. Memorial Drive (Racine Steel Castings - South Lot).

Attachments: [BID RESULTS Correspondence](#)
[BID RESULTS Official Notice 6-2020 Removal and Disposal of PCB-Impacted Soil](#)
[BID RESULTS AW Oakes & Son, Inc.](#)
[Resolution 20-06 RSC- South Lot PCB Soil Removal](#)

Sadowski explained the request and stated that the property was divided into two lots for administrative purposes. He stated what is known as the South Lot is the least contaminated and what is known as the North Lot is the most. Sadowski explained that by splitting the lot into two, it allowed us to apply for two separate grants for the site. He stated the South Lot is the subject of the current cleanup efforts and explained what was sent out in the bid specifications.

Sadowski introduced Mike Lechner, Housing Technician.

Lechner explained that the first set of bids received were too high so the specifications were clarified to provide clean fill already had by the city and a second set of bids were received that came back \$20,000 less than the first set; AW Oakes and Son, Inc. had the lowest bid at \$124,590. He stated also the management of the project came back \$2,000 less than what was initially quoted.

Adamski asked if there were a concern with the capacity at Kestral Hawk.

Lechner explained that the majority of what has to be disposed of has to go to a landfill in Michigan because it is the only landfill that will except the material. He stated only some of the material will go to Kestral Hawk.

A motion was made by Mason, seconded by Adamski, to adopt Resolution 20-06 authorizing acceptance of bids and the approval of a contract with A.W. Oakes & Son Inc. The motion PASSED by a Voice Vote.

0517-20

Subject: Resolution 20-07 authorizing the approval of a contract with Ramboll Environ for the monitoring of the environmental cleanup of the property at 1425 N. Memorial Drive (Racine Steel Castings - South Lot).

Attachments: [REH Proposal RSC South Lot Oversight](#)
[Resolution 20-07 RSC-South Lot Oversight](#)

Sadowski explained the two bids that were received. He stated the lowest of the two came out at \$12,400. Sadowski stated the lowest bid was received by our current environmental consultant, Ramboll. He stated the monitoring of the project is a standard requirement by the Environmental Protection Agency.

A motion was made by Mason, seconded by Adamski, to adopt Resolution 20-07 authorizing the approval of a contract with Ramboll for the monitoring of the environmental cleanup of the property at 1425 N. Memorial Drive (Racine Steel Castings – South Lot). The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 6:40 p.m.