



City of Racine

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

Meeting Minutes - Final

Community Development Authority

Thursday, September 2, 2021

6:00 PM

Virtual

Call To Order

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

Roll Call

Jeff Hintz, Planning Manager, took the roll call.

PRESENT: 5 - Mason, Vice Chair Adamski, Chair Martin, Thomas and Madsen

EXCUSED: 1 - West

Approval of Minutes for the August 5, 2021 Meeting.

A motion was made by Adamski, seconded by Mason, to approve the August 5, 2021 meeting minutes. The motion PASSED by a voice vote.

Approval of Minutes for the August 18, 2021 Meeting.

A motion was made by Thomas, seconded by Cobb Madsen, to approve the August 18, 2021 meeting minutes. The motion PASSED by a voice vote.

[0692-21](#)

Subject: Consideration of Resolution 21-14 granting permission to receive funds from the American Rescue Plan Act (ARPA) as allocated by the City of Racine.

Attachments: [CDA Resolution 21-14](#)

Mayor Mason stated the ARPA funds, issued by the Common Council, will be used by the CDA to improve local housing, specifically homeownership and land banking.

A motion was made by Adamski, seconded by Cobb Madsen, to adopt CDA Resolution #21-14. The motion PASSED by a voice vote.

[0693-21](#)

Subject: Presentation from Staff regarding the Façade Grant Program.

Hintz presented the Façade grant program to the commission. He stated the program started in July of 2003; funded by the Water/Sewer agreement (Intergovernmental Funds). He listed the eligibility criteria including, current tax payments, no tax-exempt properties, buildings older than 50 years, and within the target area. He explained the eligible projects include only exterior, public street-facing repairs such as masonry, awnings, and entrances. He then explained the application process which requires CDA or PHDC review, dependent upon location. The program reimburses the applicant 50% of the project cost up to \$10,000, if not all \$10,000 is initially used, the remainder can

be used at a later date.

No action was taken on this item.

[0694-21](#)

Subject: Consideration of Resolution 21-15 authorizing a facade grant for a restoration project at 1105 Washington Avenue.

Attachments: [Project Summary](#)
 [CDA Resolution 21-15](#)

Hintz presented the project for the restoration of the east-facing brick wall at 1105 Washington Ave. He stated that in 2019, the owner was made aware of the program and the preference to retain the historical features during discussions about the condition of the siding. So, the owner removed the siding to reveal a brick façade in need of repair. The applicant received two estimates, one to demolish and rebuild the wall and the other to grind excess mortar and re-tuckpoint to match the existing brick. Given the requirements of the program, the applicant wants to do a restoration and preserve the building's historical materials. The total project cost is \$12,000 so the applicant is requesting a \$6,000 Façade Grant. Hintz resolved that the application meets requirements and recommends the adoption of CDA Resolution 21-15.

Adamski asked about addressing the East-facing façade. Hintz replied that the applicant is aware that, after this grant, a \$4,000 Façade Grant remains, which can be used for this side of the property.

A motion was made by Mason, seconded by Adamski, to adopt CDA Resolution #21-15. The motion PASSED by a voice vote.

[0695-21](#)

Subject: Consideration of Resolution 21-16 authorizing the acceptance of bids and the negotiation of a contract for the asbestos abatement at 1511 Washington Avenue.

Attachments: [CDA Resolution 21-16](#)

Matt Rejc, City Development Assistant Director, went over the bid results for asbestos abatement at 1511 Washington Ave. He stated only two bids were received and both businesses are not located in the City limits.

A motion was made by Mason, seconded by Thomas, to adopt CDA Resolution #21-16. The motion PASSED by a voice vote.

[0696-21](#)

Subject: Consideration of Resolution 21-17 authorizing the combination of two White Box grants for the commercial space at 436/438 Main Street.

Attachments: [436 Main White Box Request](#)
 [436 Main St Unit 1 WB Application](#)
 [436 Main St Unit 2 \(438 Main St\) WB Application](#)
 [CDA Resolution 21-17](#)

Hintz presented the White Box (WB) Grant Program to the commission; it was created in February 2017 and expired at the end of December 2019. The program is similar to the Façade Grant Program but the WB Program is only for interior improvements. This specific application was applied for at the end of 2019 and approved on March 5, 2020.

The approval was for two WB grants at two adjacent properties.

Hintz explained that, now, the applicant is requesting to combine the two grants as they will be combining the two properties to make one large, rented space with all of the same new systems and finishes as previously approved. Rejc added that the applicant wants to keep the historic nature of the building.

Mason asked for clarification that combining the spaces wouldn't cause issues with the national historic register or the downtown design guidelines. Hintz verified that since this is for interior improvements that there are no issues. Also, there is a tenant, and City Staff approves of their plans. Rejc added that this is an unprecedented situation and the program has since ended so there are no issues.

Mayor Mason and Chairman Martin both expressed that they are happy to see interior investment in the downtown area.

A motion was made by Thomas, seconded by Cobb Madsen, to adopt CDA Resolution #21-17. The motion PASSED by a voice vote.

Adjournment

There being no further business the meeting was adjourned by Chairman Martin at 6:31 p.m.

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