



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Final

### Community Development Authority

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Thursday, June 2, 2022

6:00 PM

City Hall, Room 303

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#### Call To Order

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

#### Roll Call

*Michelle Cook, Associate Planner, called the roll.*

*Vice Chair Adamski was also present at the meeting.*

**PRESENT:** 3 - Chair Thomas, Madsen and Hardy

**EXCUSED:** 2 - Mason and West

#### Approval of Minutes for the May 5, 2022 Meeting.

**A motion was made by Adamski, seconded by Cobb Madsen, to approve the minutes of the May 5, 2022 meeting. The motion PASSED by a Voice Vote.**

#### [0417-22](#)

**Subject:** Consideration of Resolution 22-18 approving the façade design and façade grant for 1346 Washington Avenue.

**Attachments:** [ABM - 1346 Washington Ave Facade](#)

[Applicant Submittal](#)

[CDA Resolution 22-18](#)

*Cook explained the request for a façade grant for the property at 1346 Washington Avenue. She stated that the applicant is seeking to update the front façade which includes replacing the windows, adding lighting, cleaning and tuckpointing the cream city brick, and adding decorative moldings to the front of the building. She explained that the applicant submitted three bids from Rasmussen Remodeling and Repair, Greene Glass, and Milwaukee Plate Glass and, based on the bids received, the project could be eligible for the full grant amount of \$10,000.*

*Adamski asked if there were a tenant proposed for the building.*

*Jimmy Larkin, the applicant, stated that a barbershop is currently operating out of the location.*

**A motion was made by Adamski, seconded by Hardy, to adopt CDA Resolution 22-18 approving the façade grant request for 1346 Washington Avenue. The motion PASSED by a Voice Vote.**

#### [0418-22](#)

**Subject:** Consideration of Resolution 22-19 authorizing the application

to the United States Environmental Protection Agency's Targeted Brownfields Assessments program for 1500 N. Memorial Drive.

**Attachments:**     [ABM - TBA Program](#)  
                              [CDA Resolution 22-19](#)

*Cook explained the request. She stated staff would like to apply for a Targeted Brownfields Assessment Grant (TBA) from the United States Environmental Protection Agency (US EPA) to further explore the potential contamination at the 1500 N. Memorial Drive site. She stated that with this program, the US EPA would contract and pay for any assessment activities related to the property such as a Phase II, geotechnical work, etc.*

*In response to Hardy, Cook stated it will take approximately 18 months for assessment activities to be completed. She stated that the first step is to find out what types of contamination is in the soil and then cleanup planning can begin.*

**A motion was made by Cobb Madsen, seconded by Adamski, to adopt CDA Resolution 22-19 approving the request. The motion PASSED by a Voice Vote.**

#### 0419-22

**Subject:** Consideration of Resolution 22-20 authorizing additional funding allocation for Tax Incremental District No. 22.

**Attachments:**     [ABM - TID 22 Additional Funding Awards](#)  
                              [TID 22 All Conditionally Approved](#)  
                              [CDA Resolution 22-20](#)

*Note: 0419-22 and 0420-22 were discussed concurrently.*

*Matt Rejc, Acting Executive Director, explained the request; he spoke about the TID 22 and TID 23 programs concurrently. He stated that City staff has been accepting rolling applications and received an additional 15 applications for TID 22 and 26 additional applications for TID 23. He stated most of the applications received were for repair.*

*Rejc explained that the applications received for the TID 23 program exceed what is currently available in the TID. He stated that staff is requesting the authorization to explore other funds to be able to potentially fund the applications received. He stated that staff is confident that \$760,000 (an additional \$230,000) will be enough to potentially fund the applications. Rejc stated there is approximately \$300,000 left in TID 22.*

*Hardy asked how many applications were pending in TID 22.*

*Rejc stated 164 applications were pending.*

*Chairman Thomas clarified that the TID funding could not be mixed.*

*Rejc stated that was correct. He stated the TIDs could potentially share with each other, if absolutely needed, however, it would require approval from the Common Council.*

*Chairman Thomas asked how many applicants in TID 23 have been approved and how many total applications in TID 23 were received.*

*Rejc stated 50 applicants have been approved and 76 applications have been received.*

*In response to Chairman Thomas, Rejc stated that the \$530,000 increment from TID 23 was mostly generated last year. He stated the extra \$230,000 being requested would be in the form of a lump sum to be used to fund projects. He stated additional increment would come in around January 1st of each year.*

*Rejc stated a letter was sent out to those who were conditionally approved. He stated for the code enforcement (repair), 2/3 of the applicants were inspected and 1/3 of the applicants were not yet inspected.*

*Discussion ensued regarding the additional funding for TID 23.*

*Mike Lechner, City Development, explained the process used for the current loan and home repair programs offered by the City and stated that the process will be similar to the Residential TID programs.*

*In response to Hardy, Rejc stated that applicants have 12 months to respond regarding their applications.*

*Adamski asked if applications were approved in order of receipt.*

*Rejc stated they were all approved concurrently.*

*Adamski stated that it sounds like funding the current applications is doable financially. She stated that she likes that staff made the program available to those that may have been skeptical at first.*

*Rejc echoed the concerns that were heard, at first, regarding the programs. He stated that City staff has been working with Corey Prince on person-to-person outreach. He stated he and Prince meet every Wednesday to focus on getting the word out about the TID programs.*

*Hardy asked if the direct contact efforts increased the amount of TID applications.*

*Rejc stated absolutely.*

*In response to Chairman Thomas, Rejc stated there are three alderman who represent TID 22 and most of TID 23 is in Alder Jones' district.*

**A motion was made by Adamski, seconded Hardy, to adopt CDA Resolution 22-20 conditionally approving applicants for the TID 22 program and authorizing up to \$1,640,000 to fund qualified applicants. The motion PASSED by a Voice Vote.**

#### 0420-22

**Subject:** Consideration of Resolution 22-21 authorizing additional funding allocation for Tax Incremental District No. 23.

**Attachments:**     [ABM - TID 23 Additional Funding Awards](#)  
                              [TID 23 All Conditionally Approved](#)  
                              [CDA Resolution 22-21](#)

A motion was made by Cobb Madsen, seconded by Hardy, to adopt CDA Resolution 22-21 conditionally approving applicants for the TID 23 program and authorizing up to \$760,000 to fund qualified applicants. The motion PASSED by a Voice Vote.

### **Adjournment**

*A motion was made by Hardy, seconded by Cobb Madsen to adjourn the meeting. There being no further business, the meeting adjourned at 6:31 p.m.*