

RACS Minutes

January 12, 2023 Regular Meeting

The meeting was called to order by Chair Porter at 4:03 pm on January 12, 2023 in Government Center Room 217.

1 ROLL CALL

PRESENT: Nick Baker, Mike Herrick, Deb Emery, Anne Porter

VIRTUAL: Jim Paine

ABSENT: Sakib Mahmud

CITY STAFF PRESENT: Director Serck, Tech Becken

OTHERS PRESENT: Robert Toftey, Shelley Nelson

2 APPROVAL OF MINUTES

MOTION to approve by Herrick, seconded by Baker, carried.

3 NEW BUSINESS

3.1 Public Hearing

- a. Consider the sale of real property to Chas A Bernick, Incorporated

Director Serck shared details about the property that is currently under a long-term lease that Bernick would like to buy. Bernick is working through environmental studies, including a phase 2 that may impact the sale, but for now Bernick and the City want to continue pursuing the sale. If any significant changes were to be made or new items negotiated, the topic would be brought back to RACS for consideration.

Chair Porter opened the public hearing and called for participation 3 times before closing the public hearing. No public comment was offered.

3.2 Resolution of the Redevelopment Authority of the City of Superior, Wisconsin, Authorizing the Sale of Land to Chas A. Bernick, Incorporated

- a. Draft Purchase Agreement
- b. Draft Assignment of Lease and Consent to Assignment

MOTION to approve the Resolution of the Redevelopment Authority of the City of Superior, Wisconsin, Authorizing the Sale of Land to Chase A. Bernick, Incorporated by Baker, seconded by Herrick and carried.

3.3 Resolution of the Redevelopment Authority of the City of Superior, Wisconsin, Approving a Rail Easement Agreement with the City of Superior, Wisconsin and C. Reiss Terminals, LLC in Connection with Property Located in the Winter Street Industrial Park

- a. Draft Easement Agreement

Director Serck introduced the project and showed the area where the easement will allow a rail spur and use of an existing road that is on property owned by RACS. The C. Reiss project is a large, multi-funding source supported project that combines private, federal, EPA, and state funding. The City is being a conduit and support for all the parties to connect and fund.

Legal Counsel Tofte explained that the easement includes utility access as well as the spur and road use if needed, as C. Reiss is planning to add a building and offices to the area and new infrastructure will most likely be required for that. The easement allows for a new spur off the existing railroad line. Any use of the land included in the easement will be cleared with City staff before the work is done.

MOTION to approve the Resolution of the Redevelopment Authority of the City of Superior, Wisconsin Approving a Rail Easement Agreement with the City of Superior, Wisconsin and C, Reiss Terminals, LLC in Connection with Property Located in the Winter Street Industrial Park by Baker, seconded by Emery and carried.

4 ADJOURNMENT

MOTION to adjourn by Herrick , seconded by Baker, carried.

Respectfully submitted by Stephanie Becken.