



City of Racine

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

Meeting Agenda - Final Redevelopment Authority of the City of Racine

*Alderman James Morgenroth
James Spangenberg
Gregory Holding
Robert Anderson
Jen Adamski-Torres
Doug Nicholson
John Crimmings*

Monday, January 9, 2017

5:15 PM

City Hall, Room 303

Call To Order

Approval of Minutes for the December 5, 2016 Meeting.

Budget and Finance

Financial Report

Report of the Executive Director

- A. Update on 1520 and 1536 Clark Street (Ajax Building)
- B. Update on RFP for "on-call" real estate brokerage services
- C. Proposed RFP for snow removal and mowing for RDA and City-owned properties
- D. Update on Electric Pedestal project in West Racine
- E. Brownfields Report

RDA-Owned Property Report

- A. Southside Industrial Park Report
- B. Other RDA-owned and City-owned

[1120-16](#)

Subject: (Direct Referral) Request by the Executive Director of the Redevelopment Authority to consider RDA Resolution 17-01 recommending approval of a contract for 2017 small business development services between the City of Racine and Gateway Technical College for the operation of the Launch Box Co-working

Space.

Attachments: [Launchbox Packet for RDA 2017](#)

Staff Recommendations: Staff recommends that the RDA approve the resolution which recommends approval of the contract and funding through the City's intergovernmental Fund. RDA further recommends that the Mayor and City Clerk be authorized and directed to enter into the agreement with Gateway and that the proposed agreement be referred to Finance and Personnel Committee of the Common Council for its review and approval.

Fiscal Note: The 2017 request from Launch Box is budgeted for \$50,000, which is \$49,930 less than the 2016 grant (total 2016 grant was \$99,930). Funding for the request was budgeted within the City's 2017 Capital Budget using Intergovernmental Funds. This will be the last year that the City will budget for operational expenses for Launch Box.

[1121-16](#)

Subject: (Direct Referral) Request by the Executive Director of the Redevelopment Authority to consider RDA Resolution 17-02 recommending approval and renewal of a professional services contract between the City of Racine and the Racine County Economic Development Corporation (RCEDC) for the City's Brownfield Initiative.

Attachments: [2017 City of Racine Brownfields Contract.12.20](#)

Staff Recommendations: Staff recommends that the RDA approve the resolution which recommends approval of the contract and funding through the City's Intergovernmental Fund. RDA further recommends that the Mayor and City Clerk be authorized and directed to enter into the agreement with RCEDC and that the proposed agreement be referred to Finance and Personnel Committee of Common Council for its review and approval.

Fiscal Note: The 2017 professional services contract with RCEDC is budgeted for \$70,000 and represents a 15% increase from the 2016 contract of \$66,650.00. Funding for the request was budgeted within the City's 2017 Capital Budget using Intergovernmental Funds.

[1122-16](#)

Subject: (Direct Referral) Request by the Executive Director of the Redevelopment Authority to consider RDA Resolution 17-03 recommending approval and renewal of a professional services contract between the City of Racine and the Racine County Economic Development Corporation (RCEDC) for General Economic Development services.

Attachments: [2016.12.22 CITY OF RACINE General 2017 Contract](#)

Staff Recommendations: Staff recommends that the RDA approve the resolution which recommends approval of the contract and funding through the City's General Fund. RDA further recommends that the Mayor and City Clerk be authorized and directed to enter into the agreement with RCEDC and that the proposed agreement be referred to Finance and Personnel Committee of Common Council for its review and approval.

Fiscal Note: The 2017 professional services contract with RCEDC is budgeted for \$80,000 and represents a 15% increase from the 2016 contract. Funding for the request was budgeted within the City's 2017 General Budget (Department of City Development, Economic Development, 16002 52260)

[1124-16](#)

Subject: (Direct Referral) Request by the Executive Director of the Redevelopment Authority to consider RDA Resolution 17-04 supporting an economic incentive from tax increment district #19 to Culinary Infusions at 2219 Washington Avenue for the renovation of the historic property toward the creation of an event facility.

Attachments:

[Culinary Infusions RCEDC Memorandum](#)

Staff Recommendations: Staff recommends that the RDA approve the resolution for the incentive which recommends conditions for financial assistance, directs staff to create an agreement and requests that the Mayor and City Clerk execute an agreement, subject to approval by Common Council.

Fiscal note: The Incentive request is for a total of \$80,971 over five years or \$16,194 per year from TID #19 (Uptown). Because the incentive is a "pay-as-you-go" incentive, the private taxable investment will be made before the incentive will be provided. Therefore, funds are projected to be available within TID #19 and continue to be available for the five-year period of the agreement.

CLOSED SESSION

It is intended that the Redevelopment Authority will convene in closed session pursuant to Wisconsin Statutes, Sec. 19.85(1)(e) to consider strategy where bargaining reasons require a closed session.

[1125-16](#)

Subject: (Direct Referral) Request by the Executive Director of the Redevelopment Authority to receive and file a presentation regarding a predevelopment agreement between the RDA and General Capital Group, LLC for RDA-owned property located at 615 Marquette Street.

OPEN SESSION

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at (262) 636-9151 at least 48 hours prior to this meeting.