



City of Racine

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

Meeting Minutes - Final

Common Council

Alder Jeff Coe
Alder Mollie Jones
Alder John Tate II
Alder Edwin Santiago Jr
Alder Jennifer Levie
Alder Jeffrey Peterson
Alder Maurice Horton
Alder Marcus West
Alder Trevor Jung
Alder Carrie Glenn
Alder Mary Land
Alder Henry Perez
Alder Natalia Taft
Alder Jason Meekma
Alder Melissa Lemke

Wednesday, July 8, 2020

6:00 PM

Virtually

Special Meeting

A. Call to Order

PRESENT: 15 - Coe, Jones, Tate II, Santiago Jr, Levie, Peterson, Horton, West, Jung, Glenn, Land, Perez, Taft, Meekma and Lemke

B. Pledge of Allegiance to the Flag

Mayor Mason led the Council in the Pledge of Allegiance to the Flag.

C. Communications

Office of the Mayor Report, by Alder Tate, II

Closed Session Notice

Mayor Mason then announced that the Committee would convene in Closed Session for the reason stated in the motion and pursuant to Wisconsin Statute 19.85(1)(e), to address matters that, for competitive or bargaining reasons, requires a closed session, specifically regarding negotiations for a development agreement with J. Jeffers & Co., regarding the Horlick Historic District at and near 2100 Northwestern Avenue and 2200 Northwestern Avenue, and to address other possible development opportunities.

A motion was made by Alder Tate II, seconded by Alder Taft, to go into Closed Session. The motion PASSED by the following vote:

AYES: 15 - Coe, Jones, Tate II, Santiago Jr, Levie, Peterson, Horton, West, Jung, Glenn, Land, Perez, Taft, Meekma and Lemke

Open Session Notice

The Common Council will return to Open Session and may take action on items discussed in Closed Session.

A motion was made by Alder Tate II, seconded by Alder Santiago Jr., to go into Open Session. The motion PASSED by the following vote:

AYES: 15 - Coe, Jones, Tate II, Santiago Jr, Levie, Peterson, Horton, West, Jung, Glenn, Land, Perez, Taft, Meekma and Lemke

0421-20

Subject: (Direct Referral) Communication sponsored by Mayor Mason requesting the Development Advisor advise the Common Council regarding development opportunities and sites within the City of Racine, which, for competitive and bargaining reasons, requires a closed session, and which, if publicly noticed, would compromise such competitive and bargaining reasons.

Recommendation of Mayor Mason: None at this time.

Fiscal Note: N/A

A motion was made by Alder Tate II, seconded by Alder Horton, that this Communication be Received and Filed. The motion PASSED by the following vote:

AYES: 15 - Coe, Jones, Tate II, Santiago Jr, Levie, Peterson, Horton, West, Jung, Glenn, Land, Perez, Taft, Meekma and Lemke

0415-20

Subject: (Direct Referral) Communication from Mayor Mason seeking approval to enter into a development agreement with J. Jeffers & Co., regarding the Horlick Historic District at and near 2100 Northwestern Avenue and 2200 Northwestern Avenue.

Recommendation of Mayor Mason: That the Common Council authorize and direct the Mayor and the City Clerk to enter into a development agreement with J. Jeffers & Co., regarding the Horlick Historic District at and near 2100 Northwestern Avenue and 2200 Northwestern Avenue.

Fiscal Note: To be discussed.

A motion was made by Alder West, seconded by Alder Jung, that this Communication be Approved. The motion PASSED by the following vote:

AYES: 15 - Coe, Jones, Tate II, Santiago Jr, Levie, Peterson, Horton, West, Jung, Glenn, Land, Perez, Taft, Meekma and Lemke

[0363-20](#)

Subject: Review of the proposed establishment of the project plan, boundaries, and creation of Tax Incremental District No. 24 and consideration of an approving resolution. (PHDC-20)

Recommendation of the Planning, Heritage, and Design

Commission on 06-24-2020: That the proposed project plan, boundaries, and creation of Tax Incremental District No. 24 be approved and the resolution adopted.

Fiscal Note: Tax Incremental District No. 24 is projected to generate \$38,455,536 of increment to fund projects identified in the project plan over a period of 26 years.

A motion was made by Alder Tate II, seconded by Alder Coe, that this Communication be Approved. The motion PASSED by the following vote:

AYES: 14 - Coe, Jones, Tate II, Santiago Jr, Levie, Peterson, Horton, West, Jung, Land, Perez, Taft, Meekma and Lemke

NOES: 1 - Glenn

[0365-20](#)

Subject: Review of the proposed project plan amendment for Tax Incremental District No. 9 and consideration of an approving resolution. (PHDC-20)

Recommendation of the Planning, Heritage, and Design

Commission on 06-24-2020: That the proposed project plan, amendment for Tax Incremental District No. 9 to allow the removal of a parcel and increment sharing with Tax Incremental District No. 24 be approved and a resolution adopted.

Fiscal Note: The projected amount transferred from Tax Incremental District No. 9 to aide in the funding of projects identified in the project plan of Tax Incremental District No. 24 would total \$9,825,000.

A motion was made by Alder Tate II, seconded by Alder Coe, that this Communication be Approved. The motion PASSED by the following vote:

AYES: 14 - Coe, Jones, Tate II, Santiago Jr, Levie, Peterson, Horton, West, Jung, Land, Perez, Taft, Meekma and Lemke

NOES: 1 - Glenn

[0364-20](#)

Subject: Review of the proposed establishment of the project plan, boundaries, and creation of Tax Incremental District No. 25 and consideration of an approving resolution. (PHDC-20)

Recommendation of the Planning, Heritage, and Design

Commission on 06-24-2020: That the proposed project plan, boundaries, and creation of Tax Incremental District No. 25 be approved

and a resolution adopted.

Fiscal Note: Tax Incremental District No. 25 is projected to generate \$17,341,135 of increment to fund projects identified in the project plan over a period of 26 years.

A motion was made by Alder Tate II, seconded by Alder Jung, that this Communication be Approved. The motion PASSED by the following vote:

AYES: 14 - Coe, Jones, Tate II, Santiago Jr, Levie, Peterson, Horton, West, Jung, Land, Perez, Taft, Meekma and Lemke

NOES: 1 - Glenn

[0366-20](#)

Subject: Review of the proposed project plan amendment for Tax Incremental District No. 14 and consideration of an approving resolution. (PHDC-20)

Recommendation of the Planning, Heritage, and Design

Commission on 06-24-2020: That the proposed project plan amendment for Tax Incremental District No. 14 be approved and a resolution adopted.

Fiscal Note: The projected amount transferred from Tax Incremental District No. 14 to aide in the funding of projects identified in the project plan of Tax Incremental District No. 25 would total \$3,150,000.

A motion was made by Alder Tate II, seconded by Alder Jung, that this Communication be Approved. The motion PASSED by the following vote:

AYES: 14 - Coe, Jones, Tate II, Santiago Jr, Levie, Peterson, Horton, West, Jung, Land, Perez, Taft, Meekma and Lemke

NOES: 1 - Glenn

[0413-20](#)

Subject: (Direct Referral) Communication sponsored by Mayor Mason, on behalf of the Manager of Strategic Initiatives & Community Partnerships, requesting to accept a grant from the Center for Tech and Civic Life in the amount of \$942,100 to help facilitate the Wisconsin Safe Voting Plan for 2020. (Grant Control Number 00334)

Recommendation of Mayor Mason: To approve and that the Mayor and City Clerk be authorized to accept the funds from the Center for Tech and Civic Life in the amount of \$942,100 to help facilitate the Wisconsin Safe Voting Plan for 2020.

Fiscal Note: No city match is required.

A motion was made by Alder Tate II, seconded by Alder Santiago Jr., that this Communication be Approved. The motion PASSED by the following vote:

AYES: 15 - Coe, Jones, Tate II, Santiago Jr, Levie, Peterson, Horton, West, Jung, Glenn, Land, Perez, Taft, Meekma and Lemke

[0404-20](#)

Subject: (Direct Referral) Communication sponsored by Mayor Mason providing interim financing for the Water Utility from the Wastewater Capital Surcharge Fund to be able to replace water main on State Highway 20 (Washington Avenue) ahead of a Wisconsin Department of Transportation construction project.

Recommendation of Mayor Mason: To approve providing interim financing for the Water Utility from the Wastewater Capital Surcharge Fund to be able to replace water main on State Highway 20 (Washington Avenue) ahead of a Wisconsin Department of Transportation construction project.

A motion was made by Alder Tate II, seconded by Alder Taft, that this Communication be Approved. The motion PASSED by the following vote:

AYES: 15 - Coe, Jones, Tate II, Santiago Jr, Levie, Peterson, Horton, West, Jung, Glenn, Land, Perez, Taft, Meekma and Lemke

[0414-20](#)

Subject: (Direct Referral) Communication sponsored by Mayor Mason submitting various City-business actions taken pursuant to COVID-19 Emergency Declarations for consideration.

Recommendation of Mayor Mason: That Common Council ratify Mayor Mason's Proclamations, as set forth, below:

Agenda Item 0323-20 Approve "Class B" Retail Fermented Malt Beverage and Intoxicating liquor license for Benpire LLC, DBA Corner House on the Lake, located at 2078 Gaslight Circle.

June 12th, 2020 Waive Fees and Allow Sidewalk Cafes Citywide

Agenda Item 0383-20 Amos Los Tacos requesting permission to utilize the lawn area adjacent the Shoop Parking Ramp as a sidewalk cafe location.

A motion was made by Alder Tate II, seconded by Alder Land, that this Communication be Approved. The motion PASSED by the following vote:

AYES: 15 - Coe, Jones, Tate II, Santiago Jr, Levie, Peterson, Horton, West, Jung, Glenn, Land, Perez, Taft, Meekma and Lemke

[0416-20](#)

Subject:(Direct Referral) Communication from Mayor Mason presenting the First Amendment to the Developer Incentive Agreement between the City of Racine and The Main Attraction, LLC.

Recommendation from Mayor Mason: That the Mayor and the City Clerk are authorized and directed to execute the First Amendment to

Developer Incentive Agreement between the City of Racine and The Main Attraction, LLC, extending the commencement date from July 1, 2020, to January 15, 2021, and a conditional additional extension to July 15, 2021.

Fiscal Note: N/A

A motion was made by Alder Tate II, seconded by Alder Coe, that this Communication be Approved. The motion PASSED by the following vote:

AYES: 15 - Coe, Jones, Tate II, Santiago Jr, Levie, Peterson, Horton, West, Jung, Glenn, Land, Perez, Taft, Meekma and Lemke

D. Adjourn

The meeting was adjourned at 8:32PM by Alder West.

The next scheduled meeting of the Council is July 21, 2020.

*ATTEST: TARA COOLIDGE
CITY CLERK*