

CITY OF RACINE, WISCONSIN

REDEVELOPMENT AUTHORITY RESOLUTION 17-11

WHEREAS, the City of Racine has a large number of older buildings that are vacant or in need of reinvestment before occupancy;

WHEREAS, older buildings are often out of compliance with current building codes and investing in leasehold improvements or preparing a building for occupancy can be an extremely expensive endeavor for a new business owner or a property owner;

WHEREAS, buildings in need of extensive investment may be overlooked by potential new retail and restaurant tenants in favor of newer buildings outside the City because of these costs;

WHEREAS, the City can level the playing field between older buildings and newer buildings by offering incentives to invest in code-related improvements to property owners and leaseholders;

WHEREAS, the City benefits from private investments to bring older properties into code – particularly, electrical, plumbing, HVAC, bathroom, and ADA compliance;

WHEREAS, the City of Racine currently offers a façade improvement grant program to prepare the exterior of historic buildings for occupancy that is very successful and fully subscribed;

WHEREAS, it is in the best interest of the City to have properties ready for occupancy by preparing properties into “White Box” status; and

WHEREAS, as proposed, “White Box” incentive applicants would have projects reviewed by Chief Building Official, the Downtown Area Design Review Committee, and would receive final approval of the financial incentive through the Redevelopment Authority.

BE IT THEREFORE RESOLVED that the Redevelopment Authority of the City of Racine recommends approval of a new White Box program and, further, recommends that the Common Council and its Finance and Personnel Committee approve the program and provide funding to the RDA to implement the new program.

Fiscal Note: \$100,000 was budgeted in the 2017 Capital Budget for a White Box Program funded by the Intergovernmental Revenue Sharing Fund.

Adopted on: February 6, 2017

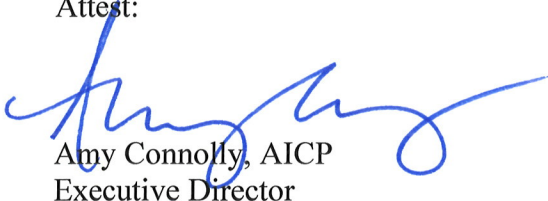
Seal

By a Vote of

For:	4
Against:	0
Abstain:	0

Attest:




Amy Connolly, AICP
Executive Director