



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, February 6, 2017

5:15 PM

City Hall, Room 303

Call To Order

Approval of Minutes for the January 9, 2017 Meeting.

Budget and Finance

Finance Report

Budget Presentation

Report of the Executive Director

- A. Update on RFP for "on-call" real estate brokerage services
- B. Proposed RFP for snow removal and mowing for RDA and City-owned properties
- C. Update on Electric Pedestal project in West Racine
- D. Proposed RDA training

RDA-Owned Property Report

- A. Update on 615 Marquette (Case Plow Works Building)
- B. Update on 1520 and 1536 Clark Street (Ajax Building)
- C. Southside Industrial Park
- D. Other RDA-owned and City-owned property Report

[102-17](#)

Subject: (Direct Referral) Consider RDA resolution 17-05 recommending approval of a Redevelopment Authority budget and requesting that funding allocated to the Redevelopment Authority in various accounts in the 2017 City budget be consolidated into a single allocation account in order to better track projects of the Authority.

Attachments: [Proposed Budget](#)

Staff Recommendation: City staff recommends creating an annual budget for the Redevelopment Authority using funds allocated to the RDA from the Intergovernmental Revenue Fund that currently supports programs and projects of the RDA. Staff believes that consolidating the budget allocations for the various programs into a single allocation account will allow for better transparency and oversight.

Fiscal Note: Funds have been appropriated in 2017 City budget for the programs and projects of the RDA.

[104-17](#)

Subject: (Direct Referral) A request by the Executive Director of the Redevelopment Authority to consider RDA resolution 17-06 recommending an economic development incentive in the form of a property tax reimbursement (TRIP - Tax Re-Investment Program) to Fischer USA, Inc. to renovate and expand its current location at 3715 Blue River Avenue and to create at least 20 full-time jobs. The assistance request is to share 75% of City portion of the property taxes over a 10-year term.

Attachments: [2017.2.2.Fischer RDA Memo.Final](#)

Staff Recommendation: Staff and the Racine County Economic Development Corporation (RCEDC) have reviewed the TRIP proposal and find that the incentive will be beneficial to the City. The incentive will result in family-supporting jobs created within the City (with preference to City residents) and will help the City retain a long-standing manufacturing business.

Fiscal Note: The total assistance provided, based upon the 2016 property tax bill, will be approximately \$11,600 per year or \$116,200 over a ten-year period. RCEDC would assist the City in tracking the jobs created and the City hiring preference ratios. The assistance agreement requires (1) that Fischer retain its existing full time workforce; and (2) create 20 full-time positions, if job creation falls below estimated levels in any year of the agreement the incentive is prorated.

[59-17](#)

Subject: A request by the Executive Director of the Redevelopment Authority to consider RDA resolution 17-07 recommending approval of the City Revolving Loan Fund Semi-annual Plan Certifications for the period ending September 30, 2016.

Attachments: [Communication to Mayor and CC- 9.30](#)
[9.30.2016 CITY RLF Plan Certification](#)

Staff Recommendation: Racine County Economic Development Corporation staff will present the Plan Certifications and will report to the RDA on the program. The Brownfield Revolving Loan Fund is a program to assist developers in cleaning up brownfield-encumbered properties with low interest loans. RCEDC manages the loan fund on behalf of the City.

[108-17](#)

Subject: (Direct Referral) A request by the Executive Director of the Redevelopment Authority to consider RDA resolution 17-08 recommending approval of a professional services contract for Brownfield and Environmental Consulting Services between the Redevelopment Authority and Ramboll Environ US Corporation.

Attachments:

[Proposed Final Contract Ramboll RDA 2 2 2017](#)

[Scope of Services Amendment Form](#)

Staff Recommendation: At the request of the EPA, the City of Racine issues a new request for qualification every five years for Brownfield Consulting Services. The City of Racine issued an RFQ this fall and received more than ten responses. Based upon a very competitive process and careful selection through review of proposals and interviews, a City staff/RCEDC team selected Ramboll Environ to provide brownfield consulting services for the next five-year term. Legal counsel drafted and Staff recommends entering a professional services agreement with Ramboll Environ.

Fiscal Note: Ramboll Environ will be paid through the many EPA grants administered by the RCEDC on behalf of the City and through special projects approved by the RDA and/or Common Council.

[107-17](#)

Subject: (Direct Referral) A request by the Executive Director of the Redevelopment Authority to consider RDA resolution 17-09 recommending the approval of an option and predevelopment agreement between the Redevelopment Authority and General Capital Group, LLP regarding the redevelopment of 615 Marquette Street and 922 Sixth Street properties.

Attachments:

[Option and Predevelopment Agreement](#)

Staff Recommendation: City staff recommend approval of the option and predevelopment agreement, which lays out the terms of the an exclusive option to purchase the property and discloses a purchase price and expenses between both the RDA and the developer over the next 24 months of due diligence.

Fiscal note: The option and redevelopment agreement set a purchase price of \$750,000 and option consideration of \$100 for a term ending December 31, 2018. RDA estimates that predevelopment expenses are estimated at approximately \$87,000, to be paid through the City Intergovernmental Fund. Predevelopment expenses incurred by the RDA would include environmental assessments, building surveys, historic preservation surveys, TID revenue studies, and legal expenses. Developer will also incur equivalent expenses during due diligence.

[76-17](#)

Subject: (Direct Referral) A request by the Executive Director of the Redevelopment Authority to consider RDA resolution 17-10 to apply to the Wisconsin Coastal Management Program (WCMP) for a \$60,000 grant to assist in the creation of schematic designs which include alignment, cross section and material recommendations for public streets leading to and along the lakefront for the Harborside connections design project.

Staff Recommendation: Staff recommends that the Mayor, City Clerk, Executive Director of the Redevelopment Authority or their designee or authorized agent act on the behalf of the City and apply to the Wisconsin Coastal Management Program (WCMP) for a \$60,000 grant to assist in the creation of schematic designs of

Harborside connections design project.

Fiscal Note: The total project cost is estimated to be \$60,000. At \$30,000 the City's funding will meet the WCMP requirement of a minimum a 50% local match. The City's funding source will be the Intergovernmental Revenue Sharing Fund.

[109-17](#)

Subject: (Direct Referral) A request by the Executive Director of the Redevelopment Authority to consider RDA Resolution 17-11 recommending approval of a new "White Box" Incentive program to encourage investment in older buildings by incentivizing conformity with new building code requirements.

Attachments:

[White Box Program Summary](#)

[White Box Application](#)

Staff Recommendation: During the budget process, \$100,000 was set aside in the City's Intergovernmental Account for a "White Box" incentive. Over the past month, City staff developed the program details and application, based upon a similar successful program in Milwaukee and the City's own Façade Incentive program. Staff is now seeking approval of the program requirements and will ask the Common Council to allocate the incentive monies to the RDA for individual incentive approval. The City's Building Official will staff the program and provide staff review of plans to the Downtown Area Design Review Committee, who will then provide a recommendation to the RDA for funding each incentive.

Fiscal Note: \$100,000 was budgeted in the 2017 Intergovernmental Revenue Fund, Capital Budget, for a \$100,000 White Box Incentive. Staff recommends that the incentives are granted for first floor, building code related improvements (plumbing, electrical, HVAC, bathrooms, ADA compliance), at a maximum of \$10/s.f. and up to \$20,000 per project. We believe that we will be able to provide approximately 7 incentives to building owners and leaseholders in 2017.

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.