



# City of Racine

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

## Meeting Minutes - Final

### Finance and Personnel Committee

*Chair Maurice Horton*  
*Vice Chair Cory Sebastian*  
*Alder Olivia Turquoise-Davis*  
*Alder Mary Land*  
*Alder Terry McCarthy*

---

Monday, January 13, 2025

5:30 PM

City Hall, Room 303

---

#### Call To Order

**PRESENT:** 5 - Chair Horton, Vice Chair Sebastian, Turquoise-Davis, Land and McCarthy

#### Approval of Minutes for the November 25, 2024 Meeting.

A motion was made by Alder Sebastian, seconded by Alder Land, to Approve the Minutes.

The motion **PASSED** by the following vote:

**PRESENT:** 5 - Chair Horton, Vice Chair Sebastian, Turquoise-Davis, Land and McCarthy

#### 0056-25

**Subject:** Communication sponsored by Mayor Mason, requesting permission for the City of Racine to negotiate and enter into an Option to Improve and Operate Agreement as to Shoop Golf Course, with the City of Racine granting an option to Keiser Golf Group and the Leipold Johnson Golf Group, upon the terms presented.

**Recommendation of the Finance and Personnel Committee on 01-13-2025:** That permission be granted for the City of Racine to negotiate and enter into an Option to Improve and Operate Agreement as to Shoop Golf Course, with the City of Racine granting an option to Keiser Golf Group and the Leipold Johnson Golf Group, upon the terms presented.

**Fiscal Note:** To be discussed.

*City Attorney Letteney, Leipold Johnson Golf Group Representative Craig Leipold, Keiser Golf Group Representative Jerry Franke, Mayor Mason, Finance Director Fischer, Parks, Recreation and Cultural Services Director Molbeck, and Alder Weidner, appeared before the Committee to speak on the item.*

A motion was made by Alder McCarthy, seconded by Alder Davis, that this file be Recommended For Approval.

#### 0037-25

**Subject:** Communication sponsored by Mayor Mason and Alder Horton, on behalf of the Chief of Police, requesting permission to accept funding

from the Racine Community Foundation and SC Johnson to help fund the startup costs for a Downtown COP Office and one officer.

**Recommendation of the Finance and Personnel Committee on 01-13-2025:** That the Chief of Police be granted permission to accept funding from the Racine Community Foundation and SC Johnson to help fund the startup costs for a Downtown COP Office and one officer.

**Fiscal Note:** Funds available in the Racine Police Department 2025 budget. **City Match:** The cost of one officer.

*Assistant Police Chief Toeller, Sargent Carson, Finance Director Fischer, and Mayor Mason, appeared before the Committee to speak on the item.*

**A motion was made by Alder McCarthy, seconded by Alder Horton, that this file be Recommended For Approval.**

[0054-25](#)

**Subject:** Communication sponsored by Mayor Mason, requesting permission for the City of Racine to negotiate and enter into a Commercial Lease Agreement between the City of Racine and MAIN434 LLC, for the lease of 434 Main Street, Racine, Wisconsin, to the City of Racine for the purposes of a Community Oriented Policing (COP) House, upon the terms presented.

**Recommendation of the Finance and Personnel Committee on 01-13-2025:** That the City of Racine be granted permission to negotiate and enter into a Commercial Lease Agreement between the City of Racine and MAIN434 LLC, for the lease of 434 Main Street, Racine, Wisconsin, to the City of Racine for the purposes of a Community Oriented Policing (COP) House, upon the terms presented.

**Fiscal Note:** To be discussed.

*Assistant Police Chief Toeller, and Sargent Carson, appeared before the Committee to speak on the item.*

**A motion was made by Alder McCarthy, seconded by Alder Land, that this file be Recommended For Approval.**

[0038-25](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Chief of Police, requesting permission to waive formal bidding and purchase a Crisis Negotiation Team Vehicle from Quality Vans and Specialty Vehicles.

**Recommendation of the Finance and Personnel Committee on 01-13-2025:** That the Chief of Police be granted permission to waive formal bidding and purchase a Crisis Negotiation Team Vehicle from Quality Vans and Specialty Vehicles.

**Fiscal Note:** Funds are available in the 2025 Capital Budget.

*Assistant Police Chief Toeller, and Finance Director Fischer, appeared before the Committee to speak on the item.*

**A motion was made by Alder McCarthy, seconded by Alder Sebastian, that this file be Recommended For Approval.**

[0027-25](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Director of Community Safety, requesting permission to enter into a sole-source agreement with Kane Communications, LLC for Marketing and Communications services for the period of 01/01/2025-12/31/2025.

**Recommendation of the Finance and Personnel Committee on 01-13-2025:** That the Mayor and City Clerk be authorized to enter into a contract with Kane Communications, LLC for Marketing and Communications services for the Department of Community Safety for the period of 01/01/2025-12/31/2025.

**Recommendation of the Common Council on 01-21-2025:** That the item be referred back to the Finance and Personnel Committee.

**Recommendation of the Finance and Personnel Committee on 01-27-2025:** That the Mayor and City Clerk be authorized to enter into a contract with Kane Communications, LLC for Marketing and Communications services for the Department of Community Safety for the period of 01/01/2025-12/31/2025.

**Fiscal Note:** Cost not to exceed \$100,000. Funds are available in #20314-52200-20149 - Wisconsin Community Safety Fund-MCW.

*Community Safety Director Tate, and Alder Weidner, appeared before the Committee to speak on the item.*

**A motion was made by Alder Land, seconded by Alder Sebastian, that this file be Recommended For Approval.**

[0049-25](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Racine Public Library, requesting the City provide free parking in the Racine Library's parking lot and four spaces/meters on Lake Avenue, during the Library's normal operating hours on Tuesdays from January 28th - April 8th from 9:00 a.m. - 3:00 p.m. and Thursdays from January 30th - April 10th from 1:00 p.m. - 8:00 p.m. to allow the United Way of Racine County's Volunteer Income Tax Assistance (VITA) program to serve residents at the Racine Public Library.

**Recommendation of the Finance and Personnel Committee on 01-13-2025:** That the Mayor and City Clerk be authorized to approve the request to provide free parking in the Racine Library's parking lot and

four spaces/meters on Lake Avenue, during the Library's normal operating hours on Tuesdays from January 28th - April 8th from 9:00 a.m. - 3:00 p.m. and Thursdays from January 30th - April 10th from 1:00 p.m. - 8:00 p.m. to allow the United Way of Racine County's Volunteer Income Tax Assistance (VITA) program to serve residents at the Racine Public Library.

**Fiscal Note:** There will be a loss of parking revenue estimated at \$6,000.00.

*Finance Director Fischer, Mayor Mason, Parks, Recreation and Cultural Services Director Molbeck, and Alder Weidner, appeared before the Committee to speak on the item.*

**A motion was made by Alder Land, seconded by Alder Horton, that this file be Recommended For Approval.**

**Alder Sebastian Abstained.**

[0966-24](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Parks, Recreation and Cultural Services Recreation Superintendent, requesting permission to present a \$400 retention bonus for all 2025 Lifeguards and Lifeguard Supervisors, on their last check, if continued employment through August 10, 2025.

**Recommendation of the Finance and Personnel Committee on 01-13-2025:** That the Parks, Recreation and Cultural Services Department be granted approval to present a \$400 retention bonus for all 2025 Lifeguards and Lifeguard Supervisors, on their last check, if continued employment through August 10, 2025.

**Fiscal Note:** Approximately 26 Lifeguard workers costing roughly \$10,400.00. Funded by Recreation Part-Time Salaries Account budgeted in 2025.

*Parks, Recreation, and Cultural Services Director Molbeck, and Finance Director Fischer, appeared before the Committee to speak on the item.*

**A motion was made by Alder McCarthy, seconded by Alder Sebastian, that this file be Recommended For Approval.**

[0028-25](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Purchasing Agent and Parks, Recreation and Cultural Services Director Tom Molbeck, requesting permission to submit the bid results for Official Notice #8-2024 Janitorial Services-Parks, Recreation and Cultural Services (PRCS).

**Recommendation of the Finance and Personnel Committee on 01-13-2025:** That the contract for Official Notice #8-2024, Janitorial Services-Parks, Recreation and Cultural Services (PRCS), be awarded

to Cleanco Racine Inc. at their bid price of year 1 and year 2 totaling \$402,019.88, as the lowest responsible, responsive bidder.

**Fiscal Note:** Funding for this project is available in various Community Center, Cemetery and Park Service, and Contracted Services accounts as provided in the 2025 General Operating Budget.

*Parks, Recreation, and Cultural Services Director Molbeck, appeared before the Committee to speak on the item.*

**A motion was made by Alder McCarthy, seconded by Alder Land, that this file be Recommended For Approval.**

[0030-25](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Director of Human Resources and Chief Information Officer, requesting permission to create new part-time positions (LTE) and associated grades in the Management Information Systems (MIS) Department for the 2024 Capital Project Fund Digital Connectivity and Navigators Program (DCN) Grant implementation (Grant Control #00572).

**Recommendation of the Finance and Personnel Committee on 01-13-2025:** That the Director of Human Resources and Chief Information Officer be authorized to create new part-time (LTE) positions and associated grades in the Management Information Systems (MIS) Department for the 2024 Capital Project Fund Digital Connectivity and Navigators Program (DCN) Grant implementation (Grant Control #00572).

**Fiscal Note:** No City budgetary impact. Grant total is \$576,049 with \$333,577 for labor.

*MIS Chief Information Officer Edwards, and Finance Director Fischer, appeared before the Committee to speak on the item.*

**A motion was made by Alder McCarthy, seconded by Alder Horton, that this file be Recommended For Approval.**

[0031-25](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Director of Human Resources and Chief Information Officer, requesting permission to create a new part-time position (LTE) and associated grade in the Management Information Systems (MIS) Department for the Smart City Initiative approved as part of the Interdepartmental Agreement between the Office of the Mayor and the Management Information System Department (item 1015-24).

**Recommendation of the Finance and Personnel Committee on 01-13-2025:** That the Director of Human Resources and Chief Information Officer be authorized to create a new part-time (LTE) position and associated grade in the Management Information Systems (MIS)

Department for the Smart City Initiative approved as part of the Interdepartmental Agreement between the Office of the Mayor and the Management Information System Department (item 1015-24).

**Fiscal Note:** No City budgetary impact. Sufficient funding exists in the Management Information Systems (MIS) Department ARPA budget (22910-22916) to accommodate this proposed change.

*MIS Chief Information Officer Edwards, appeared before the Committee to speak on the item.*

**A motion was made by Alder Sebastian, seconded by Alder Land, that this file be Recommended For Approval.**

[0026-25](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Chief Information Officer, requesting permission to enter into a sole source seven-year contract, 2025020, with Digital Bridge to provide 560 laptops as part of the 2024 Capital Project Fund Digital Connectivity and Navigators (DCN) Program Grant implementation (Grant Control #00572).

**Recommendation of the Finance and Personnel Committee on 01-13-2025:** That the Chief Information Officer be granted permission to enter into a seven-year sole source contract, 2025020, with Digital Bridge to provide 560 laptops as part of the 2024 Capital Project Fund Digital Connectivity and Navigators (DCN) Program Grant implementation (Grant Control #00572).

**Fiscal Note:** No City budgetary impact. Grant total is \$576,049 with \$168,000 for equipment.

*MIS Chief Information Officer Edwards, appeared before the Committee to speak on the item.*

**A motion was made by Alder McCarthy, seconded by Alder Sebastian, that this file be Recommended For Approval.**

[0025-25](#)

**Subject:** Communication sponsored by Alder Coe, on behalf of the Finance Director, requesting approval to amend the TIF Incentive Agreement with The Main Attraction, LLC, regarding the Verdant Hotel project at 500 Main Street.

**Recommendation of the Finance and Personnel Committee on 01-13-2025:** That the Mayor and City Clerk be authorized and directed to enter into an amendment to the TIF Incentive Agreement with the Main Attraction, LLC and execute any and all necessary documents associated with this amendment.

**Fiscal Note:** This amendment modifies the Pay-go portion of the TIF

Incentive agreement to reflect more closely, the actual TID increment proceeds available. The amendment authorizes a re-amortization of the original municipal revenue bond obligation issued for the project with bond payments from 03/01/2024-03/01/2034. The obligation will be payable directly to the lender based on tax increment received within the TIF District #26. If increment is not produced, payment will not be made by the City, and the developer will be responsible for making the payment to the lender. Total amount of "pay go" distribution under this amended agreement is expected to be \$3.35 million over a 11 year period. The District anticipates adequate funding for this arrangement.

*Finance Director Fischer, and Dominion Representative Emily, appeared before the Committee to speak on the item.*

**A motion was made by Alder McCarthy, seconded by Alder Land, that this file be Recommended For Approval.**

[0029-25](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Finance Director, requesting permission to submit the presentation of the 3rd Quarter 2024 Fiscal Results and investment summaries.

**Recommendation of the Finance and Personnel Committee on 01-13-2025:** That the Finance & Personnel Committee approve the presentation of the 3rd Quarter 2024 Fiscal Results and investment summaries as presented.

**Fiscal Note:** N/A

*Finance Director Fischer, and Alder Weidner, appeared before the Committee to speak on the item.*

**A motion was made by Alder McCarthy, seconded by Alder Land, that this file be Recommended For Approval.**

[0039-25](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Finance Director, requesting an extension of the Lincoln King Community Center and Clinic Services agreement (#2023152) with the Concord Consulting Group of Illinois, Inc. (The Concord Group) as the City's Owners Representative on the Lincoln King Community Center and Clinic to December 31, 2026.

**Recommendation of the Finance and Personnel Committee on 01-13-2025:** That the Finance Director be authorized and directed to extend the agreement (#2023152) with the Concord Consulting Group of Illinois, Inc. (The Concord Group) as the City's Owners Representative on the Lincoln King Community Center and Clinic through the end of estimated project timeline December 31, 2026.

**Fiscal Note:** Estimated additional amount is up to \$523,000. Funding is

available in accounts: (\$200,000) 20314 52100 20160 CDS-HHS  
LKCCC Grant Professional Services and (\$323,000) 45010 52100  
22912 GO Bonds-LKCCC-Professional Services.

*Finance Director Fischer, and Alder Weidner, appeared before the Committee to speak on the item.*

**A motion was made by Alder McCarthy, seconded by Alder Sebastian, that this file be Recommended For Approval.**

**Adjournment**

**There being no further business to come before the Committee, the meeting adjourned at 6:33p.m. The next scheduled meeting of the Committee is at 5:30p.m. on Monday, January 27, 2025**

**Respectfully submitted,**

**Alder Horton, Chair**

**Finance & Personnel Committee**