

CITY OF RACINE, WISCONSIN

REDEVELOPMENT AUTHORITY RESOLUTION 18-10

WHEREAS, The Water Street Redevelopment site was acquired in December, 2017 by the RDA/City of Racine through a deed in lieu of foreclosure process after a developer failed to complete the requirements of his development agreement;

WHEREAS, The City of Racine and the RDA are currently engaged in bidding the demolition of the structures on the site and preparing the site to become a “pad-ready” or redevelopment-ready site, flanked by a public riverwalk;

WHEREAS, In 2009 and 2017, the City of Racine completed conceptual plans for the site called the “Rootworks Plan” and the “Rootworks Area Wide Plan” with the planning assumption that the buildings on the site would be rehabilitated and the seawalls on the site would remain in their current location.

WHEREAS, After documenting the deteriorated condition of the buildings through interior building surveys and the desire to move more quickly to redevelopment has spurred the Redevelopment Authority to budget for and act on demolishing the site and leading the brownfield cleanup efforts in 2018. Additionally, the RDA intends to design and begin construction of a riverwalk to benefit the site in 2019;

WHEREAS, in order to prepare the former Machinery Row site (now called the Water Street Redevelopment area) for private investment and ensure that the site will inspire a national level developer, City staff seeks permission from the RDA to issue an RFQ for a multi-disciplinary team with skills in planning, architecture, landscape architecture, market analysis, and engineering to create a new Master Plan that will guide and facilitate the rapid redevelopment of the Water Street Redevelopment Area (formerly called “Machinery Row”), a 28-acre, urban, mixed-use river-front property adjacent to Downtown Racine.

BE IT THEREFORE RESOLVED that City Staff be authorized to issue a Request for Qualifications (RFQ) for a Master Redevelopment Implementation Plan for the Water Street Redevelopment Area, as well as approval to negotiate and execute a contract with the selected project team.

***Fiscal Note:** We anticipate the total project cost for this effort will be approximately \$150,000. All projects relating to the demolition and remediation (and future planning) of the Water Street Redevelopment Site were budgeted this year through the City’s Intergovernmental Fund and may be reimbursed through TID18. There are sufficient funds budgeted for this project.*

Adopted on: April 5, 2018 Seal

By a Vote of
For:
Against:
Abstain:

Attest:

Amy Connolly, Executive Director
City of Racine Redevelopment Authority