



City of Racine

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

Meeting Agenda - Final Finance and Personnel Committee

Chairman Q.A. Shakoor II
Alder Mary Land
Alder Jason Meekma
Alder Natalia Taft

Monday, December 9, 2019

5:00 PM

City Hall, Room 307

Call To Order

Chairman Comments

Roll Call

Approval of Minutes for the November 25, 2019 Meeting.

1. [1341-19](#) **Subject:** A request to approve the Developer Incentive Agreement between the City of Racine and The Main Attraction, LLC, for the Redevelopment of an 80-unit Boutique Hotel, restaurant, roof-top bar, café, banquet facility and meeting rooms, in and on the former “Zahn’s Department Store” property at 500 Main street along Monument Square.

Recommendation of the Redevelopment Authority on 12-05-19: That the Developer Incentive Agreement between the City of Racine and The Main Attraction, LLC, for the Redevelopment of an 80-unit Boutique Hotel, restaurant, roof-top bar, café, banquet facility and meeting rooms, in and on the former “Zahn’s Department Store” property at 500 Main street along Monument Square be approved and that the Mayor and City Clerk be authorized to execute the Agreement on behalf of the City of Racine. Further, that the Redevelopment Authority deems the use of TID Reserve Funds and IG Funds to be in keeping with adopted City policies and ordinances and in furtherance of the City's plans for economic development.

Staff Recommendation of the Finance & Personnel Committee on 12-09-19: That the Developer Incentive Agreement between the City of Racine and The Main Attraction, LLC, for the Redevelopment of an 80-unit Boutique Hotel, restaurant, roof-top bar, café, banquet facility and meeting rooms, in and on the former “Zahn’s Department Store” property at 500 Main street along Monument Square be approved and that the Mayor and City Clerk be authorized to execute the Agreement on behalf of the City of Racine. Further, that the use of TID Reserve Funds and IG Funds are

inkeeping with adopted City policies and ordinances and in furtherance of the City's plans for economic development.

Fiscal Note: The City will provide total cash incentives from T.I.D. #9 Reserves totaling: \$2,895,000. The City will further provide a rebate of 25% of all Room Taxes produced by the Project (allowed for under Real Racine contract) for the 10-year period of 2021-2030, not-to-exceed \$614,000 total. The City will take out a Loan from BCPL for between \$3,500,000 and \$4,000,000 on behalf of the Developer and City will receive approximately 125 basis points higher in interest on the debt from the developer (approx.. 5.00%) than City will repay to BCPL (approx. 3.75%) so that City should gain approx. \$26,000 - \$32,500/year in revenue for the General Fund. The total Principal debt will be determined based upon the following: If the Developer acquires up to \$9,300,000 in Principal construction financing the City Loan will be \$4,000,000. Then, for each \$100,000 more in principal construction financing (to a maximum \$10,000,000) added by the Developer, the City loan principal debt will decrease by \$71,450. There will be no T.I.D. for this project - meaning that the project, following completion, ramp-up, and stabilization, should produce approximately \$185,000 per year in new property taxes to the City. The City will also generate ongoing parking revenues from Development that will likely exceed \$50,000/year. Cost to the City of Paying the Water Utility for the 43 "waived" REC Fees is \$21,500 (43 x \$500) which is budgeted for in the 2020 I.G. Fund Budget.

Attachments: [CITY OF RACINE ABM -500 Main Incentive Agreement](#)
[500 Main Incentive Agreement with Exhibits](#)
[500 Main Incentive Agreement 12-2-19](#)
[500 Main Exhibit B](#)
[500 Main Exhibit C](#)

2. [1353-19](#) **Subject:** Communication sponsored by Alder Shakoor II for allocation of \$55,000 of HOME funds to Lutheran Social Services for continuation of a Tenant Based Rental Assistance (TBRA) Program.

Staff Recommendation to the Finance & Personnel Committee on 12-09-2019: Approve the request by Lutheran Social Services for \$55,000 of HOME funds for the Tenant Based Rental Assistance program and further authorize the Mayor and City Clerk to enter into an agreement with Lutheran Social Services consistent with HOME regulations.

Fiscal Note: A total of \$55,000 in HOME funds for the Tenant-Based Rental Assistance program are available and were approved in the 2019 Annual Action Plan.

3. [1354-19](#) **Subject:** Communication sponsored by Alder Jung authorizing the Mayor and City Clerk to sign and execute a subordination agreement related to an existing HOME loan at 1418 Washington Avenue owned by Racine Revitalization Partnership.

Staff Recommendation to the Finance & Personnel Committee on 12-09-2019: That authorization be granted to the Mayor and City Clerk to sign and execute a subordination agreement related to an existing HOME loan at 1418 Washington Avenue owned by Racine Revitalization Partnership.

Fiscal Note: This action does not commit any additional funds to the rehabilitation project at 1418 Washington Avenue.

4. [1307-19](#) **Subject:** Communication sponsored by Alder Lemke requesting to enter into a contract agreement and to accept funding in the amount of \$62,022 from the State of Wisconsin Department of Health Services, Division of Public Health for the Public Health Emergency Preparedness (PHEP) contract. (Grant Control #00276)

Staff Recommendation to the Finance & Personnel Committee on 12-09-2019: That permission be granted to the Mayor and City Clerk to enter into a Contract Agreement and to accept funding in the amount of \$62,022 from the State of Wisconsin Department of Health Services, Division of Public Health for the Public Health Emergency Preparedness (PHEP) contract.

Fiscal Note: No City Match is Required

Attachments: [DHS-DPH PHEP 2019-20.docx](#)

5. [1308-19](#) **Subject:** Communication sponsored by Alder Lemke requesting to enter into a Contract Agreement and to accept funding in the amount of \$24,983 from the State of Wisconsin Department of Health Services, Division of Public Health for the Bioterrorism Preparedness Cities Readiness Initiative (CRI) contract. (Grant Control #00275)

Staff Recommendation to the Finance & Personnel Committee on 12-09-2019: That permission be granted to the Mayor and City Clerk to enter into a Contract Agreement and to accept funding in the amount of \$24,983 from the State of Wisconsin Department of Health Services, Division of Public Health for the Bioterrorism Preparedness Cities Readiness Initiative (CRI) contract.

Fiscal Note: No City Match is Required

Attachments: [DHS-DPH BioT Prep CRI 2019-20.docx](#)

6. [1309-19](#) **Subject:** Communication sponsored by Alder Lemke requesting to enter into a Contract Agreement and to accept funding in the amount of \$6,100 from the State of Wisconsin Department of Health Services, Division of Public Health for the Communicable Disease Control and Prevention contract.

Staff Recommendation to the Finance & Personnel Committee on 12-09-2019: That permission be granted to the Mayor and City Clerk to enter into a Contract Agreement and to accept funding in the amount of \$6,100 from the State of Wisconsin Department of Health Services, Division of Public Health for the Communicable Disease Control and Prevention contract.

Fiscal Note: No City Match is Required

Attachments: [DHS-DPH CD Control & Prevention 2019-20.docx](#)

7. [1310-19](#) **Subject:** Communication sponsored by Alder Lemke requesting to enter into a Contract Agreement and to accept funding in the amount of \$27,327 from the Department of Health Services for the Local Public Health Departments Performance Consolidated Childhood Lead Program. (Grant Control #00278)

Staff Recommendation to the Finance and Personnel Committee on 12-09-2019: That permission be granted to the Mayor and City Clerk to enter into a Contract Agreement and to accept funding in the amount of \$27,327 from the Department of Health Services for the Local Public Health Departments Performance Consolidated Childhood Lead Program.

Fiscal Note: No City Match is Required

Attachments: [DHS-DPH Childhood Lead \(Consolidated\) 2019-20.docx](#)

8. [1311-19](#) **Subject:** Communication sponsored by Alder Lemke requesting to enter into a Contract Agreement and to accept funding in the amount of \$35,588 from the Department of Health Services for the Local Public Health Departments Performance Consolidated Immunization Program. (Grant Control #00279)

Staff Recommendation to the Finance & Personnel Committee on 12-09-2019: That permission be granted to the Mayor and City Clerk to enter into a Contract Agreement and to accept funding in the amount of \$35,588 from the Department of Health Services for the Local Public Health Departments Performance Consolidated Immunization Program.

Fiscal Note: No City Match is Required

Attachments: [DHS-DPH Immunization \(Consolidated\) 2019-20.docx](#)

9. [1312-19](#) **Subject:** Subject: Communication sponsored by Alder Lemke requesting to enter into a Contract Agreement and to accept funding in the amount of \$40,068 from the Department of Health Services for the Local Public Health Departments Performance Consolidated Maternal Child Health Program. (Grant Control #00280)

Staff Recommendation to the Finance & Personnel Committee on 12-09-2019: That permission be granted to the Mayor and City Clerk to enter into a Contract Agreement and to accept funding in the amount of \$40,068 from the Department of Health Services for the Local Public Health Departments Performance Consolidated Maternal Child Health Program.

Fiscal Note: There is a soft City match of \$30,407

Attachments: [DHS-DPH Maternal Child Health \(Consolidated\) 2019-20.docx](#)

10. [1313-19](#) **Subject:** Communication sponsored by Alder Lemke requesting to accept the Addendum to the contract agreement with the Wisconsin Department of Agriculture, Trade, and Consumer Protection authorizing the City of Racine Public Health Department to continue to act as an Agent as authorized by Section 97.41 and 97.615 and Wis. Admin. Code ch. ATCP 74 of the Wisconsin State statutes.

Staff Recommendation to the Finance & Personnel Committee on 12-09-2019: That permission be granted to the Mayor and City Clerk to accept the Addendum to the contract agreement with the Wisconsin Department of Agriculture, Trade, and Consumer Protection authorizing the City of Racine Public Health Department to continue to act as an Agent as authorized by Section 97.41 and 97.615 and Wis. Admin. Code ch. ATCP 74 of the Wisconsin State statutes.

Fiscal Note: No City Match is Required

Attachments: [2019-22 DATCP - Agent Contract-ADDENDUM.docx](#)

11. [1314-19](#) **Subject:** Communication sponsored by Alder Lemke requesting to enter into a Contract Agreement and to accept funding in the amount of \$10,970 from the State of Wisconsin, Division of Public Health Services for the Preventive Health and Health Services Contract. (Grant Control #000260)

Staff Recommendation to the Finance & Personnel Committee on 12-09-2019: That permission be granted to the Mayor and City Clerk to enter into a Contract Agreement and to accept funding in the amount of

\$10,970 from the State of Wisconsin, Division of Public Health Services for the Preventive Health and Health Services Contract. (Grant Control #000260)

Fiscal Note: No City Match is Required

Attachments: [DHS-DPH Preventive Health & Health Services \(PHHS\) 2019-20.docx](#)

12. [1315-19](#) **Subject:** Communication sponsored by Alder Lemke requesting to enter into a Contract Agreement and to accept funding in the amount of \$21,000 from the Department of Health Services for the Local Public Health Departments Performance Consolidated HIV Prevention/Partner Services Program. (Grant Control #000262)

Staff Recommendation to the Finance & Personnel Committee on

12-09-2019: That permission be granted to the Mayor and City Clerk to enter into a Contract Agreement and to accept funding in the amount of \$21,000 from the State of Wisconsin, Department of Health Services for the Local Public Health Departments Performance Consolidated HIV Prevention/Partner Services Program.

Fiscal Note: No City Match is Required

Attachments: [2019 Consolidated HIV Prevention Partner Services.docx](#)

13. [1316-19](#) **Subject:** Communication sponsored by Alder Lemke requesting to enter into a Contract Agreement and to accept funding in the total amount of \$325,413 from the State of Wisconsin Department of Health Services for the Local Public Health Departments Performance Consolidated Programs. (Grant Control #000263, #000264, #000265).

Staff Recommendation to the Finance & Personnel Committee on

12-09-2019: That permission be granted to the Mayor and City Clerk to enter into a Contract Agreement and to accept funding in the total amount of \$325,413 from the State of Wisconsin Department of Health Services for the Local Public Health Departments Performance Consolidated Programs.

Fiscal Note: No City Match is Required

Attachments: [2019-20 DHS-WI Well Woman Programs\(2\)_ Infant Mortality \(Racine Healthy Be](#)

14. [1326-19](#) **Subject:** Communication sponsored by Alder Q.A. Shakoor II, on behalf of the City Attorney's Office, submitting the claim of Kelsey Thomas for consideration for disallowance.

Staff Recommendation to the Finance & Personnel Committee on

12-09-2019: That the claim of Kelsey Thomas be disallowed.

Fiscal Note: N/A

Attachments: [KELSEY THOMAS- Claim](#)
[1326-19 Agenda Briefing Memorandum - Thomas.pdf](#)

15. [1327-19](#) **Subject:** Communication sponsored by Alder Q.A. Shakoor II, on behalf of the City Attorney's Office, submitting the claim of LaQuinte Miller for consideration for disallowance.

Staff Recommendation to the Finance & Personnel Committee on 12-09-19: That the claim of LaQuinte Miller be disallowed.

Fiscal Note: N/A

Attachments: [LAQUINTE MILLER- Claim](#)
[1327-19 Agenda Briefing Memorandum - Miller.pdf](#)

16. [1328-19](#) **Subject:** Communication sponsored by Alder Q.A. Shakoor II, on behalf of the City Attorney's Office, submitting the claim of Michael Straube and Dylan Straube for consideration for disallowance.

Staff Recommendation to the Finance & Personnel Committee on 12-04-2019: That the claim of Michael Straube and Dylan Straube be disallowed.

Fiscal Note: N/A

Attachments: [MICHAEL STRAUBE-Claim](#)
[1328-19 Agenda Briefing Memorandum - Straube.pdf](#)

Adjournment

All persons, including alderman, interested in committee agenda items shall be permitted to provide input. Immediately after calling each agenda item, the chair shall permit input from any person, including alderman, which input shall be limited to such agenda item. The chair may limit each person providing input to a reasonable time, based upon circumstances.

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