



# City of Racine

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

## Meeting Minutes - Final

### Finance and Personnel Committee

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

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Monday, December 9, 2019

5:00 PM

City Hall, Room 307

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#### Call To Order

**PRESENT:** 4 - Shakoor II, Land, Meekma and Taft

#### Chairman Comments

*Also Present: David Brown, Finance Director, Emelia Lien, Human Resources Generalist, Marisa Roubik, Asst. City Attorney and Mayor Mason.*

#### Approval of Minutes for the November 25, 2019 Meeting.

**A motion was made by Alder Land, seconded by Alder Meekma, to Approve the Minutes**

#### [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.

#### **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](#)

*James Palenick, City Administrator and Mr. Christopher Edwards, Developer, appeared before the Committee to speak on the item.*

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

[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.

**Recommendation of 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.

**Attachments:** [MEMO\\_TBRA\\_HOME \(2\).pdf](#)

*Matt Rejc, Manager of Housing and Community Development, appeared before the Committee to speak on the item.*

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

[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.

**Recommendation of 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.

**Attachments:** [F+P MEMO-1418 Washington.pdf](#)

*Matt Rejc, Manager of Housing and Community Development, appeared before the Committee to speak on the item.*

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

[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)

**Recommendation of 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](#)

*Cody Pearce, Epidemiologist/Bioterrorism Preparedness, appeared before the Committee to speak on the item.*

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

[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)

**Recommendation of 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](#)

*Cody Pearce, Epidemiologist/Bioterrorism Preparedness, appeared before the Committee to speak on the item.*

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

[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.

**Recommendation of 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](#)

*Cody Pearce, Epidemiologist/Bioterrorism Preparedness, appeared before the Committee to speak on the item.*

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

[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)

**Recommendation of 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](#)

*Cody Pearce, Epidemiologist/Bioterrorism Preparedness, appeared before the Committee to speak on the item.*

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

[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)

**Recommendation of 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](#)

*Cody Pearce, Epidemiologist/Bioterrorism Preparedness, appeared before the Committee to speak on the item.*

**A motion was made by Alder Land, seconded by Alder Meekma, that this file**

be Recommended For Approval

[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)

**Recommendation of 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](#)

*Cody Pearce, Epidemiologist/Bioterrorism Preparedness, appeared before the Committee to speak on the item.*

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

[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.

**Recommendation of 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](#)

*Cody Pearce, Epidemiologist/Bioterrorism Preparedness, appeared before the Committee to speak on the item.*

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

[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)

**Recommendation of 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](#)

*Cody Pearce, Epidemiologist/Bioterrorism Preparedness, appeared before the Committee to speak on the item.*

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

[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)

**Recommendation of 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](#)

*Cody Pearce, Epidemiologist/Bioterrorism Preparedness, appeared before the Committee to speak on the item.*

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

[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).

**Recommendation of 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 \(Racine Healthy Babies\).docx](#)

*Cody Pearce, Epidemiologist/Bioterrorism Preparedness, appeared before the Committee to speak on the item.*

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

[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.

**Recommendation of 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](#)

*Marisa Roubik, Asst. City Attorney, appeared before the Committee to speak on the item.*

**A motion was made by Alder Land, seconded by Alder Meekma, that the disallowance of this claim be Recommended For Approval.**

[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.

**Recommendation of 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](#)

*Marisa Roubik, Asst. City Attorney, appeared before the Committee to speak on the*

*item.*

**A motion was made by Alder Land, seconded by Alder Taft, that the disallowance of this claim be Recommended For Approval.**

[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.

**Recommendation of the Finance & Personnel Committee on 12-09-2019:** 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](#)

*Marisa Roubik, Asst. City Attorney, appeared before the Committee to speak on the item.*

**A motion was made by Alder Land, seconded by Alder Meekma, that the disallowance of this claim be Recommended For Approval.**

## Adjournment

There being no further business to come before the Committee, the meeting adjourned at 6:06 p.m. The next scheduled meeting of this Committee is at 5:00 p.m. on Monday, January 13, 2020 at City Hall, Room 307.

Respectfully submitted,  
Ald. Q.A. Shakoor II., Chairman  
Finance & Personnel Committee