



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
Vice Chair Terry McCarthy
Alder Mary Land
Alder Tracey Larrin
Alder Jason Meekma

Monday, March 25, 2019

6:00 PM

City Hall, Room 307

Call To Order

PRESENT: 5 - Q.A. Shakoor II, Terry McCarthy, Mary Land, Tracey Larrin and Jason Meekma

Chairman Comments

Also Present: Mayor Mason, David Brown, Finance Director, Felicia Nitsch, Human Resources Clerk, Marisa Roubik, Assistant City Attorney.

Approval of Minutes for the March 11, 2019 Meeting

A motion was made by Vice Chair McCarthy, seconded by Alder Land, that this file be to Approve the Minutes

[0290-19](#)

Subject: Communication from the Assistant Commissioner of Public Works/City Engineer requesting permission to apply for the 2019 WDNR Urban Nonpoint Source & Storm Water Planning Grant for Redevelopment Area/City Parks (Grant Control No. 00227).

Recommendation of the Finance & Personnel Committee on 03-25-2019: To authorize the City Engineer to apply for the grant.

Fiscal Note: The estimated cost of this project is \$55,000. If the City is awarded the 50-50 cost share grant; the intention would be to fund the remaining \$27,500 from the Parks Department - \$6,250, RDA - \$6,250, and Storm Water Utility - \$15,000.

Attachments: [0290-19, Memo 2019 WDNR Urban Nonpoint Source & Storm Water Planning Grant for Redevelopment Area-City Parks.pdf](#)

Tom Eeg, Assistant Commissioner of Public Works appeared before the Committee to speak on the item.

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

[0324-19](#)

Subject: (Direct Referral) Communication from Mayor Mason requesting acceptance and approval of an Offer to Purchase and Addendum,

Mortgage and Mortgage Addendum, and Note relating to the land sale and land seller financing between the City of Racine and Racine Harborside, LLC (Royal Capital Group, LLC, Manager) for the proposed @North Beach Development at 1129 Michigan Blvd.

Recommendation of the Finance & Personnel Committee on

03-25-2019: To authorize and approve the attached series of documents between the City and Racine Harborside, LLC for the conveyance of property at 1129 Michigan Boulevard in order to facilitate the @North Beach Development project consistent with the terms of the Tax Increment Financing Agreement; specifically consisting of: an Offer to Purchase; Promissory Note; and mortgage lien.

Fiscal Note: Following the Tax Increment Financing Agreement between the City of Racine and Racine Harborside, LLC in #1291-18 Resolution the following terms are set forth in these documents: 1.) Offer to purchase City property at 1129 Michigan Boulevard from Racine Harborside, LLC in the amount of \$3,250,864.00 subject to the conditions within the officer and Addendum A; 2.) Promissory note between Racine Harborside, LLC and the City of Racine to pay the City of Racine \$3,250,864 through annual installment payments of \$160,776 between December 1, 2020 and December 1, 2033 and one balloon payment on or before December 1, 2034 of \$1,000,000; 3.) A mortgage lien against the property at 1129 Michigan Boulevard to Racine Harborside, LLC of \$3,250,864, including Addendum A which contains subordination and standstill terms.

Attachments: [WB-13 Vacant Land Offer to Purchase and Addendum re 1198 Michigan Blvd Racine WI - Signed by Buyer - 3-18-19](#)

Amy Connolly, Director of City Development and Terrell Walter, Representative from Royal Capital Group LLC. appeared before the Committee to speak on the item.

A motion was made by Vice Chair McCarthy, seconded by Alder Meekma, that this file be Recommended For Approval

[0299-19](#)

Subject: Communication from Mayor Mason requesting approval of a Developers Agreement between the City of Racine and Racine Harborside, LLC (Royal Capital Group, LLC, Manager) relating to the public improvements proposed for the @NorthBeach Development at 1129 Michigan Blvd.

Recommendation of the Finance & Personnel Committee on

03-25-2019: That the Developers Agreement between the City of Racine and Racine Harborside, LLC (Royal Capital Group, LLC, Manager) relating to the public improvements proposed for the @NorthBeach Development at 1129 Michigan Blvd be approved.

Fiscal Note: N/A

Attachments: [Agena Briefing Memo Developer's Agreement @NorthBeach](#)
[Racine Harborside Developer's Agreement](#)

Amy Connolly, Director of City Development and Terrell Walker, Representative from Royal Capital Group LLC. appeared before the Committee to speak on the item.

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

[0301-19](#)

Subject: Communication from the Mayor requesting to add one member to the Affirmative Action and Human Rights Commission to accommodate the newly created disability liaison position.

Recommendation of the Finance & Personnel Committee on

03-25-2019: To add members up to an odd amount to include the newly created disability liaison position and a member of the LGBTQ community.

Fiscal Note: N/A

Mayor Mason appeared before the Committee to speak on the item.

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

[0230-19](#)

Subject: Communication from Alder Weidner requesting a quarterly update, as required in Res.0078-18, in regards to the specific expenditures allocated from the \$900,000 in intergovernmental funds.

Recommendation of the Finance & Personnel Committee on

03-11-2019: That this item be deferred to the next scheduled Finance & Personnel Committee meeting held on Monday, March 25, 2019.

Recommendation of the Finance & Personnel Committee on

03-25-2019: That this item be deferred pending Gateway Technical College's quarterly report to the State of Wisconsin Department of Workforce Development.

Fiscal Note: N/A

Attachments: [IG 900000.20190311.xlsx](#)

Alderman Weidner, David Brown, Finance Director and Mayor Mason appeared before the Committee to speak on the item.

A motion was made by Vice Chair McCarthy, seconded by Alder Land, that this file be Deferred

Adjournment

There being no further business to come before the Committee, the meeting adjourned at 6:45 p.m. The next scheduled meeting of this Committee is at 6:00 p.m. on Monday, April 8, 2019 at City Hall, Room 307.

Respectfully submitted,

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