



City of Racine

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

Meeting Agenda - Final Redevelopment Authority of the City of Racine

*Alderman James Morgenroth
James Spangenberg
David Lange
Gregory Holding
Robert Anderson
Jen Adamski-Torres
Doug Nicholson
John Crimmings*

Monday, October 3, 2016

5:15 PM

City Hall, Room 303

Call To Order

Approval of Minutes for the August 29, 2016 Meeting.

Budget and Finance:

Draft 2017 Budget

RDA-Owned Property Report:

Southside Industrial Park Report

Other RDA-owned Property Report

[0840-16](#)

Subject: (Direct Referral) Request by the Executive Director authorizing the release of a Request for Qualifications for the selection of an "on-call" real estate brokerage to represent the RDA in the selling and purchase of property.

Attachments:

[RDA Brokerage RFQ draft](#)

Staff Recommends: That the RDA approve Resolution 16-18 and direct the Executive Director to release an RFQ for on-call real estate brokerage services and begin the process of selecting a brokerage firm through an RFQ process.

Fiscal Note: There is no cost to the City for the issuance of an RFQ and the selection of a brokerage firm. Any fees for brokerage services would be paid at the time of real estate sale and would be funded from the proceeds of the sale.

[0841-16](#)

Subject: (Direct Referral) Request by the Executive Director authorizing the development and release of a Request for Qualifications for a developer for the RDA-owned property at 615 Marquette Street.

Staff Recommends: That the RDA approve Resolution 16-19 and direct the Executive Director to develop and release an RFQ for a developer for 615 Marquette Street.

Fiscal Note: There is no cost to the city for the issuance of a RFQ and the selection of a developer. Any development proposal will return to the RDA and Common Council for approval.

CLOSED SESSION

It is intended that the Redevelopment Authority will convene in closed session pursuant to Wisconsin Statutes Sec. 19.85(1)(f) to consider financial data of specific persons and pursuant to Wisconsin Statutes, Sec. 19.85(1)(e) to consider strategy where bargaining reasons require a closed session.

[0842-16](#)

Subject: (Direct Referral) Request by the Executive Director to receive a proposal for building purchase from Baby Express, represented by Sheila Urquhart, regarding RDA-owned property at 1511 Washington Avenue.

Staff Recommends: Staff has reviewed the proposal and finds that the applicant has not met the basic requirements for the long expired \$1 Building Program RFP. We recommend that the RDA either deny the proposal or direct the applicant to provide requested information and defer action on the request until the November, 2016 RDA meeting.

Fiscal Note: The 1511 Washington Avenue building was purchased in 2008 and replaced the roof of the building in 2010. The proposal presented requests that the RDA sell the building for \$1 (buyer would pay all closing costs). We do not have enough information to determine the tax revenue to the City if the applicant successfully renovates the property.

OPEN SESSION

The RDA does not intend to take action on Closed Session items.

Next Meeting Date: Monday, November 7, 2016

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at (262) 636-9151 at least 48 hours prior to this meeting.