



# 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 Tracey Larrin*  
*Alder Jason Meekma*  
*Alder Natalia Taft*

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Monday, July 22, 2019

5:00 PM

City Hall, Room 307

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### Call To Order

### Chairman Comments

### Roll Call

### Approval of Minutes for the July 8, 2019 Meeting

1. [0792-19](#) **Subject:** Communication sponsored by Alder Shakoor II on behalf of the purchasing agent submitting bid results for Official Notice #12, Rugs and Textiles.

**Staff Recommendation to the Finance & Personnel Committee on 07-22-2019:** That the contract for Official Notice #12, Rugs and Textiles for various locations be awarded to Unifirst, at their bid price of \$30,604.54 they being the lowest responsive, responsible bidder.

**Fiscal Note:** Funding for this project is available in various accounts as provided in the 2019 General Fund Operating Budget.

**Attachments:** [Official Notice #12 BID Results.pdf](#)

2. [0839-19](#) **Subject:** Communication sponsored by Alder Shakoor II on behalf of the Purchasing Agent submitting bid results for Official Notice #16, Supply and Delivery of Stone, Sand & Landscaping Fabric for Horlick Athletic Field Baseball Diamond.

**Staff Recommendation to the Finance & Personnel Committee on 07-22-2019:** That the contract for Official Notice #16, Supply and Delivery of Stone, Sand & Landscape Fabric for Horlick Athletic Field Baseball Diamond be awarded to JW Erickson Co., at their bid price of \$43,268.20, they being the lowest responsive, responsible bidder.

**Fiscal Note:** Funding for this project is available in account 45050-57110,

Parks Land Improvements.

**Attachments:** [Official Notice #16 BID RESULTS.pdf](#)

3. [0840-19](#) **Subject:** Communication sponsored by Alder Shakoor II on behalf of the Purchasing Agent submitting bid results for Official Notice #17, Baseball Diamond Field Restoration and Landscape Drain Installation for Horlick Field Baseball Diamond.

**Staff Recommendation to the Finance & Personnel Committee on 07-22-2019:** That the contract for Official Notice #17, Baseball Diamond Field Restoration and Landscape Drain Installation for Horlick Athletic Field Baseball Diamond be awarded to Vaash Excavating & Grading, at their bid price of \$46,070.00, they being the lowest responsive, responsible bidder.

**Fiscal Note:** Funding for this project is available in account 45050 57110, Parks Land Improvements.

**Attachments:** [Official Notice #17 BID RESULTS.pdf](#)

4. [0816-19](#) **Subject:** Communication sponsored by Alder Shakoor II requesting the City accept the offer of Ottavien Dupree Willingham to purchase 1538 Packard Avenue.

**Staff Recommendation to the Finance & Personnel Committee on 07-22-2019:** That the request to accept the offer of Ottavien Dupree Williams to purchase 1538 Packard Avenue as presented be approved. Further resolved that the Mayor, the City Clerk, and the Director of City Development are authorized to execute any documents necessary to complete the sale.

**Fiscal Note:** The City will receive \$139,900 minus commissions and closing costs.

**Attachments:** [MEMO- 1538 Packard Sale.pdf](#)

5. [0817-19](#) **Subject:** Communication sponsored by Alder Shakoor II requesting the City transfer 1543 West Boulevard to Acadia Properties, LLC.

**Staff Recommendation to the Finance & Personnel Committee on 07-22-2019:** That the transfer of 1543 West Blvd. to Acadia Properties, LLC. in accordance with the procedures established in the Property Reactivation Program be approved.

**Fiscal Note:** Acadia Properties will reimburse the City for title transfer, recording, or any other applicable fees, while also paying the City a \$7,500

acquisition cost. Of the acquisition cost, \$5,000 will be returned as a deposit upon successful completion of the rehabilitation work and sale of the property in the timeframes allotted.

**Attachments:** [MEMO- Property Reactivation ProgramAcadia.pdf](#)

6. [0818-19](#) **Subject:** Communication sponsored by Alder Shakoor II requesting the City transfer 1530 Holmes Avenue to Liliana Carranza.

**Staff Recommendation to the Finance & Personnel Committee on 07-22-2019:** That the transfer of 1530 Holmes Avenue to Liliana Carranza in accordance with the procedures established in the Property Reactivation Program be approved.

**Fiscal Note:** Ms. Carranza will reimburse the City for title transfer, recording, or any other applicable fees, while also paying the City a \$7,500 acquisition cost. Of the acquisition cost, \$5,000 will be returned as a deposit upon successful completion of the rehabilitation work and sale of the property in the timeframes allotted.

**Attachments:** [MEMO- Property Reactivation ProgramCarranza.pdf](#)

7. [0819-19](#) **Subject:** Communication sponsored by Alder Shakoor II requesting the City transfer 939 Center Street, 1644 Holmes Avenue, 1637 Packard Avenue, and 1445 Clark Street to Racine Revitalization Partnership (RRP).

**Staff Recommendation to the Finance & Personnel Committee on 07-22-2019:** That the transfer of 939 Center Street, 1644 Holmes Avenue, 1637 Packard Avenue, and 1445 Clark Street to RRP in accordance with the procedures established in the Property Reactivation Program be approved.

**Fiscal Note:** RRP will reimburse the City for title transfer, recording, or any other applicable fees, while also paying the City a \$7,500 acquisition cost for each property. Of the acquisition cost, \$5,000 will be returned as a deposit upon successful completion of the rehabilitation work and sale of the property in the timeframes allotted.

**Attachments:** [MEMO- Property Reactivation ProgramRRP.pdf](#)

8. [0848-19](#) **Subject:** Communication sponsored by Mayor Mason requesting to extend and amend the existing contract with GRAEF/Perkins + Will for the Water Street Redevelopment Plan.

**Staff Recommendation to the Finance & Personnel Committee on 07-22-2019:** That the request to extend and amend the existing contract with GRAEF/Perkins + Will for the Water Street Redevelopment Plan be approved subject to review and approval of the City Attorney, in the amount

of \$64,534 (total contract \$214,534) and a time extension to January 21, 2020.

**Fiscal Note:** The original contract amount of \$150,000 will be amended to add \$64,534.00 to the contract total. The amended total contract cost will not exceed \$214,534. Funding for this project would come through the City's Intergovernmental Revenue Fund and reimbursed through TID 18.

**Attachments:**

[ABM GRAEF/Perkins + Will](#)

[2019-06-18 Racine Water St Scope Schedule](#)

[2019-06-18 Scope of Work City of Racine Water Street](#)

9. [0849-19](#)

**Subject:** Communication sponsored by Mayor Mason requesting the approval of a development agreement between Inspired Development and the City of Racine for the property at 1230 Sixth Street (Tanner at the Edge of the River).

**Staff Recommendation to the Finance & Personnel Committee on**

**07-22-2019:** That the Developer Incentive Agreement between the City of Racine and Inspired Real Estate Developers, LLC. for the Tannery at the Edge of The River Project at 1230 Sixth Street be approved and the Mayor and City Clerk be authorized to execute the Agreement on the City's behalf.

**Fiscal Note:** The \$1,500,000 for the sanitary sewer relocation is already budgeted for in the approved 2019 CIP Budget. The \$400,000 in IG funds is easily accommodated with the IG Funds budget and will be partially to fully repaid through the City receiving 50% of the Developers electric hook-up credits (paid out in the first 5 years following construction, and as units come on board) to a maximum of the entire \$400,000. Upon completion, the new project will be taxed at a full 100% tax rate based on assessed value with no TID capture and with all City property taxes accruing to the city's General Fund as net new construction.

**Attachments:**

[Tannery Incentive Agreement - complete with attach.pdf](#)

[CITY OF RACINE ABM --Tannery.pdf](#)

10. [0850-19](#)

**Subject:** Communication sponsored by Mayor Mason requesting to declare blight, establish redevelopment project area boundaries for, and authorize the sale of property addressed 1500 N. Memorial Drive from City of Racine to the Redevelopment Authority of the City of Racine.

**Staff Recommendation to the Finance & Personnel Committee on**

**07-22-2019:** That the property at 1500 N. Memorial Drive be declared blighted and in need of a blight elimination project and that the property transfer from the City of Racine to the Redevelopment Authority of the City of Racine (RDA) be approved.

**Fiscal Note:** The property will be transferred from the City to the RDA for a nominal sum.

**Attachments:** [ABM Acquisition of property at 1500 N Memorial Dr](#)

11. [0851-19](#) **Subject:** Communication sponsored by Mayor Mason requesting approval of a Memorandum of Understanding between Racine County, City of Racine, and the Redevelopment Authority regarding access to tax delinquent properties to determine the nature and extent of environmental pollution.

**Staff Recommendation to the Finance & Personnel Committee on 07-22-2019:** That the terms and conditions of the Memorandum of Understanding and all exhibits thereto in substantially the same form as set forth in County Resolution 2019-21 be approved.

**Fiscal Note:** Funds will be expended to enter properties pursuant to the Memorandum of Understanding, but the majority of those costs will be generally covered by site assessment grants from the USEPA.

**Attachments:** [ABM Tax Delinquent Properties](#)  
[County Resolution No. 2019-21 \(MOU, Exhibits A, B, C attached\)](#)

12. [0852-19](#) **Subject:** Communication sponsored by Mayor Mason for the acceptance of Revolving Loan Fund Supplemental Grant funds in the amount of \$450,000 from the US Environmental Protection Agency.

**Staff Recommendation to the Finance & Personnel Committee on 07-22-2019:** To accept supplemental grant funds of \$450,000 from the US Environmental Protection Agency (USEPA) for the City's existing Brownfield Cleanup Revolving Loan Fund.

**Fiscal Note:** There are no required matches to this funding. The current Brownfield Revolving Loan Fund balance is \$1,281,201.66. A \$1,200,000.00 loan is pending to the @NorthBeach Development Project (Royal Capital Group).

**Attachments:** [ABM USEPA Supplemental Funding Award Acceptance.pdf](#)  
[City of Racine Supplemental RLF Funding Application.pdf](#)

## Adjournment

**All persons, including aldermen, 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 aldermen, which input shall be limited to such agenda item. The chair may limit each person providing input to a reasonable time, based upon the circumstances.**

**If you are disabled and have accessibility needs or need information interpreted for you, please contact the Human Resources Office at 262-636-9175 at least 48 hours prior to this meeting.**