



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

Monday, November 11, 2019

5:00 PM

City Hall, Room 307

Call To Order

Chairman Comments

Roll Call

Approval of Minutes for the October 21, 2019 Meeting.

1. [1259-19](#) **Subject:** Communication sponsored by Alderman Shakoor II., presenting the financing plan for the refunding of the 2019 Capital Project Note Anticipation Note.

Staff Recommendation to the Finance & Personnel Committee on 11-11-2019: The \$14,330,000 2019 Note Anticipation Note issued October 1, 2019 be refinanced as presented.

Fiscal Note: No new money will be included in the issue. Payments to run through 2033.

Attachments: [prs plan of finance_racine finance committee 111119.pdf](#)

2. [1268-19](#) **Subject:** Communication sponsored by Mayor Mason requesting the Ajax Incentive Agreement be approved.

Staff Recommendation to Finance and Personnel Committee on 11-11-19: Approve of the Developer Incentive Agreement between the City of Racine, Racine RDA, and Cardinal Capital Management, Inc., for the Redevelopment of 141 units of new multi-family housing on the RDA-owned, former Walker Manufacturing- Ajax industrial property at 1520 and 1536 Clark Street in Uptown.
Fiscal Note: The FY2019 CIP Budget for the I. G. funds contained the first \$500,000 for the site remediation and parking incentive; and the FY2020 I.G. Budget contains the other \$500,000. Under the 11-year TID, since it is

pay-as-you-go, The Developer must first pay all taxes in order to have 90% of said payments then returned as an incentive, leaving the remaining 10% for the TID to repay a portion of the \$1M in incentive. The estimate is that the Developer will receive \$2,900,961 in TID increment capture rebates; while the City is expected to get back an estimated \$322,324 during the 11-year capture life of the TID. The REC Fees are expected to cost \$50,500, which is budgeted in the FY2020 I.G. Funds Budget. The cost of the water-line replacement In Clark Street is estimated at \$275,000 and will be paid by the Water utility Capital budget, as included in FY2020. The BCPL Loan will cost the City nothing except staff time, since all repayment of debt service will be made by the Developer. Following TID closure, the project is expected to produce at least \$184,500 in new yearly property taxes to the City.

Attachments: [CITY OF RACINE ABM - Ajax Agreement.docx](#)

3. [1204-19](#) **Subject:** Resolution for the City of Racine to file a declaration of Official Intent to reimburse for funds expended for the Wastewater Treatment Plant Upgrade (CWFLP)

Recommendation of the Wastewater Commission: To Approve

FURTHER RECOMMENDS THAT THIS ITEM BE REFERRED TO THE FINANCE & PERSONNEL COMMITTEE

Staff Recommendation of the Finance & Personnel Committee on 11-11-2019: That permission be granted to the general manager of the Wastewater Utility to file a declaration of Official Intent to reimburse for funds expended for the Wastewater Treatment Plant Upgrade (CWFLP)

Fiscal Note: The Racine Water Utility is applying for a Safe Drinking Water Fund Loan. It may expend internal funds that would be reimbursed by loan proceeds in the future

Attachments: [1204-19.pdf](#)

4. [1208-19](#) **Subject:** Resolution for the City of Racine to file a Declaration of Official Intent to reimburse for funds for the Plant Pumping Improvements project (SDWLP)

Recommendation of the Waterworks Commission: To Approve.

FURTHER RECOMMENDS THAT THIS ITEM BE REFERRED TO THE FINANCE AND PERSONNEL COMMITTEE

Staff Recommendation to the Finance & Personnel Committee on

11-11-2019: That permission be granted to the general manager of the Water Utility to file a Declaration of Official Intent to reimburse for funds for the Plant Pumping Improvements project (SDWLP).

Fiscal Note: Passage of this resolution will allow the Racine Water Utility to reimburse itself for any funds advanced for planning and engineering ahead of a loan

Attachments: [1208.pdf](#)

5. [1214-19](#) **Subject:** Request for the General Manager of the Water Utility to be named the authorized representative for Financial Assistance Loans from the State of Wisconsin Environmental Improvement Fund.

Recommendation of the Waterworks Commission: To Approve.

FURTHER RECOMMENDS THAT THIS ITEM BE REFERRED TO THE FINANCE AND PERSONNEL COMMITTEE

Staff Recommendation of the Finance & Personnel Committee on 11-11-2019: That permission be granted to the general manager of the Water Utility to be named the authorized representative for Financial Assistance Loans from the State of Wisconsin Environmental Improvement Fund.

Fiscal Note: N/A - As part of the loan process, the State requires that an authorized representative be appointed. General Manager, Keith Haas, shall be appointed.

Attachments: [1214.pdf](#)

6. [1249-19](#) **Subject:** Communication sponsored by Alder Coe requesting review and approval of the 2020 Operating Plan for Business Improvement District No.1, Downtown

Staff Recommendation to the Finance & Personnel Committee on 11-11-2019: To approve the Business Improvement District No. 1, Downtown, proposed 2020 Operating Plan and direct the Finance Director to include the Districts special charges on the 2019 property tax bills of affected parcels.

Fiscal Note: It is estimated that \$197,578.00 will be raised through bid assessments to be placed into the Downtown Business Improvement District revenue account.

Attachments: [Downtown BID Operating Plan Request](#)
[Downtown BID 2020 Operating Plan](#)
[Downtown BID 2020 Budget Presentation](#)

7. [1266-19](#) **Subject:** Communication sponsored by Mayor Mason requesting permission to pursue a partnership with WE Energies' Solar Now project for a 600 kilowatt revenue- generating ground-mount solar array installed at Olsen Prairie Park.

Staff Recommendation to the Finance and Personnel Committee on 11-11-19: To approve.

Fiscal Note: Anticipated revenue approximately \$26,151 annually payable in equal monthly installments of \$2,179 for 30 years (\$784,530 total).

Attachments: [Solar Now Cover Letter-Term Sheet-CityofRacine \(1\).pdf](#)
[Attachment 1 - CityofRacine.pdf](#)

8. [1260-19](#) **Subject:** Communication sponsored by Alder Perez requesting language be added to the employee handbook that would permit employees, who have a conceal carry permit, to bring their weapon into the building and to conceal carry while on duty.

Staff Recommendation to the Finance & Personnel Committee on 11-11-2019: None at this time.

Fiscal Note: N/A

9. [1237-19](#) **Subject:** Communication sponsored by Alder Shakoor, II. on behalf of the Finance Director submitting the presentation of 3rd Quarter 2019 Fiscal Results.

Staff Recommendation of the Finance & Personnel Committee on 11-11-2019: To Receive and File.

Fiscal Note: N/A

Attachments: [Sept Investment Schedule 2019.pdf](#)
[Sept 2019 Results.pdf](#)

10. [1212-19](#) **Subject:** Communication sponsored by Alder Shakoor, II on behalf of the City Attorney's office submitting the claim of Robert Eppler for consideration for disallowance.

Staff Recommendation to the Finance & Personnel Committee on 11-11-2019: That the claim of Robert Eppler be disallowed.

Fiscal Note: N/A

Attachments: [eppler deny_001.pdf](#)
[1212 -19 Agenda Briefing Memorandum - Eppler.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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