

**CITY OF RACINE, WISCONSIN**

**REDEVELOPMENT AUTHORITY RESOLUTION 18-18**

**AUTHORIZING CITY STAFF TO NEGOTIATE AND EXECUTE A CONTRACT WITH  
GRAEF FOR A MASTER REDEVELOPMENT IMPLEMENTATION PLAN FOR THE  
WATER STREET REDEVELOPMENT AREA**

**WHEREAS**, the City of Racine Redevelopment Authority authorized the issuance of a Request for Qualifications (RFQ) for a Master Redevelopment Implementation Plan for the Water Street Redevelopment area and also approved that City staff be authorized to negotiate and execute a contract with the selected project team;

**WHEREAS**, the RFQ was issued on April 12, 2018 and the City received nine statements of qualifications in June 2018;

**WHEREAS**, a selection committee consisting of Jim Palenick, City Administrator; Amy Connolly, Director of City Development; John Rooney, City Engineer/Assistant Commissioner of Public Works; Robert Rafel, Parks & Facilities Specialist; and Jen Adamski-Torres, RDA member reviewed proposals. The City's Purchasing Agent sat in on the discussions, reviewed the statements, and facilitated discussion;

**WHEREAS**, the selection committee, through rating on the evaluation criteria as stated in the RFQ, invited the three highest-ranking firms to interview with the committee. Interviews with three teams were held on July 5, 2018: Engberg Anderson, Farr Associates, and GRAEF. Mayor Cory Mason joined the review team and Jim DeMatthew represented the RDA in the interviews.

**WHEREAS**, based on the interviews and the qualifications of the teams, the selection committee recommends that the RDA select GRAEF for Water Street Master Redevelopment Implementation Plan.

**WHEREAS**, GRAEF proposes to bring together a multi-disciplinary team consisting of GRAEF (civil engineering and project management), Perkins + Will (Architecture, Landscape architecture, Urban Design), Gruen, Gruen + Associates (real estate market analysis), Applied Ecological Services (water-based environmental planning and design), Nelson Nygaard (transportation and transit analysis and planning), and Business Districts, Inc. (retail market analysis). The team plans to define, design, and demonstrate a world-class urban waterfront for the site.

**BE IT THEREFORE RESOLVED** that RDA authorize City Staff to negotiate and execute a contract with GRAEF for a Master Redevelopment Implementation Plan for the Water Street Redevelopment area.

***Fiscal Note:** We anticipate the total project cost for this effort will be approximately \$150,000. All projects relating to the demolition and remediation (and future planning) of the Water Street Redevelopment Site were budgeted this year through the City's Intergovernmental Fund and may be reimbursed through TID18. There are sufficient funds budgeted for this project.*

*Adopted on:* July 19, 2018

*Seal*

*By a Vote of*

For:

Against:

Abstain:

*Attest:*

Amy Connolly, Executive Director  
City of Racine Redevelopment Authority