

CITY OF RACINE, WISCONSIN

REDEVELOPMENT AUTHORITY RESOLUTION 18-19

**AUTHORIZING A FIRST AMENDMENT TO AN OPTION AGREEMENT WITH
CARDINAL CAPITAL FOR THE FORMER AJAX PROPERTY LOCATED AT
1520 AND 1536 CLARK STREET**

WHEREAS, in June 2017, through Resolution 17-18, the Redevelopment Authority authorized the RDA Executive Director and Chairman to sign all documents, on behalf of the RDA, to enter into an option agreement for the former Ajax Property (1520 and 1536 Clark Street) with Cardinal Capital Management, Inc. of Madison, Wisconsin for the purposes of redeveloping the property;

WHEREAS, Cardinal Capital Management, Inc. has requested an extension of the existing option agreement to September 21, 2018;

WHEREAS, Cardinal Capital has asked for additional time to conduct due diligence, conduct further environmental studies, find suitable financing, and engage in negotiations with the RDA on a development agreement;

WHEREAS, the City Attorney's office has reviewed the first amendment document and finds it acceptable as to form;

BE IT THEREFORE RESOLVED that the Redevelopment Authority authorize the RDA Executive Director and Chairman to sign a first amendment to an option agreement with Cardinal Capital, on behalf of the RDA.

Fiscal Note: RDA purchased the property in December, 2016 for \$4,500. We expend approximately \$5,000 a year maintaining the property (grass, snow removal, security). The option agreement would add \$100 to the RDA's budget in 2017 and would add the agreed upon purchase price (\$500 or \$10,000) to the RDA's budget in 2018. The RDA may incur attorney fees as part of this transaction, including the closing of the property.

Adopted on: July 19, 2018 *Seal*

By a Vote of
 For: 0
 Against: 0
 Abstain: 0

Attest:

Amy Connolly, Executive Director
Redevelopment Authority of the City of Racine