

**CITY OF RACINE, WISCONSIN**

**REDEVELOPMENT AUTHORITY RESOLUTION 18-22**

**APPROVING THE CONTRACT BETWEEN GRAEF AND THE RDA FOR THE  
MASTER REDEVELOPMENT IMPLEMENTATION PLAN FOR THE  
WATER STREET REDEVELOPMENT AREA**

**WHEREAS**, through RDA Resolution 18-10, City Staff was authorized to issue a Request for Qualifications (RFQ) for a Master Redevelopment Implementation Plan for the Water Street Redevelopment Area, as well as approval to negotiate and execute a contract with the selected project team.

**WHEREAS**, City staff recommend the RDA contract with the multi-disciplinary team consisting of GRAEF; Perkins + Will; Business Districts, Inc; and Gruen + Gruen who has been determined to be the most qualified team to develop the plan;

**WHEREAS**, the intent of this effort is to enable a multi-disciplinary team with skills in planning, architecture, landscape architecture, market analysis, and engineering to create a new Master Plan that will guide and facilitate the rapid redevelopment of the Water Street Redevelopment Area, a 28 acre, urban, mix-wed use riverfront property, adjacent to Downtown Racine;

**WHEREAS**, the final result of this work will be the creation of a Request for Qualification/Proposals for new developers for the Water Street Redevelopment Area, to be issued no later than 2<sup>nd</sup> quarter 2019;

**WHEREAS**, a draft scope of work and contract for services, attached to this resolution, has been developed and the team wishes to begin work in early September with a project completion in late January 2019;

**WHEREAS**, the City Attorney will need to review the contract for services and make amendments to the draft contract on behalf of the RDA, as needed;

**BE IT THEREFORE RESOLVED** that the RDA Executive Director and the RDA Chairman be authorized to enter into an contract, on behalf of the RDA, with GRAEF for the master redevelopment implementation plan for the Water Street Redevelopment Area, subject to review and approval of the City Attorney.

***Fiscal Note:** The total contract cost will not exceed \$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:* September 4, 2018

*Seal*

*By a Vote of*

*For:*

*Against:*

Abstain:

*Attest:*

Amy Connolly, Executive Director  
City of Racine Redevelopment Authority