



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Final

Finance and Personnel Committee

Chairman Q.A. Shakoor II
Alder Mary Land
Alder Tracey Larrin
Alder Jason Meekma
Alder Natalia Taft

Monday, July 22, 2019

5:00 PM

City Hall, Room 307

Call To Order

PRESENT: 3 - Q.A. Shakoor II, Tracey Larrin and Jason Meekma

EXCUSED: 2 - Mary Land and Natalia Taft

Chairman Comments

Also Present: David Brown, Finance Director, Felicia Nitsch, Human Resources Clerk, Marisa Roubik, Asst. City Attorney and Mayor Mason.

Approval of Minutes for the July 8, 2019 Meeting

A motion was made by Alder Larrin, seconded by Alder Meekma, to Approve the Minutes

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.

Recommendation of the Finance & Personnel Committee on 07-22-2019: 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 in the amount of \$30,604.54 for this project is available in various accounts as provided in the 2019 General Fund Operating Budget.

Monica Santos, Purchasing Agent appeared before the Committee to speak on the item.

A motion was made by Alder Larrin, seconded by Alder Meekma, that this file be Recommended For Approval

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.

Recommendation of the Finance & Personnel Committee on

07-22-2019: 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 in the amount of \$43,268.20 for this project is available in account 45050-57110, Parks Land Improvements.

Monica Santos, Purchasing Agent appeared before the Committee to speak on the item.

A motion was made by Alder Larrin, seconded by Alder Meekma, that this file be Recommended For Approval

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.

Recommendation of the Finance & Personnel Committee on

07-22-2019: 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 in the amount of \$46,070.00 for this project is available in account 45050 57110, Parks Land Improvements.

Monica Santos, Purchasing Agent appeared before the Committee to speak on the item.

A motion was made by Alder Larrin, seconded by Alder Meekma, that this file be Recommended For Approval

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.

Recommendation of the Finance & Personnel Committee on

07-22-2019: The offer of Ottavien Dupree Willingham 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.

Matt Rejc, Manager of Housing and Community Development appeared before the Committee to speak on the item.

A motion was made by Alder Larrin, seconded by Alder Meekma, that this file be Recommended For Approval

5. [0817-19](#)

Subject: Communication sponsored by Alder Shakoor II requesting the City transfer 1543 West Boulevard to Acadia Properties, LLC.

Recommendation of the Finance & Personnel Committee on 07-22-2019: 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.

Matt Rejc, Manager of Housing and Community Development appeared before the Committee to speak on the item.

A motion was made by Alder Larrin, seconded by Alder Meekma, that this file be Recommended For Approval

6. [0818-19](#)

Subject: Communication sponsored by Alder Shakoor II requesting the City transfer 1530 Holmes Avenue to Liliana Carranza.

Recommendation of the Finance & Personnel Committee on 07-22-2019: 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.

Matt Rejc, Manager of Housing and Community Development appeared before the Committee to speak on the item.

A motion was made by Alder Larrin, seconded by Alder Meekma, that this file be Recommended For Approval

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).

Recommendation of the Finance & Personnel Committee on

07-22-2019: 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.

Matt Rejc, Manager of Housing and Community Development appeared before the Committee to speak on the item.

A motion was made by Alder Larrin, seconded by Alder Meekma, that this file be Recommended For Approval

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.

Recommendation of the Finance & Personnel Committee on

07-22-2019: 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.

Amy Connolly, Director of City Development appeared before the Committee to speak on the item.

A motion was made by Alder Larrin, seconded by Alder Meekma, that this file be Recommended For Approval

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 (Tannery at the Edge of the River).

Recommendation of the Finance & Personnel Committee on

07-22-2019: 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.

James Palenick, City Administrator appeared before the Committee to speak on the item.

A motion was made by Alder Larrin, seconded by Alder Meekma, that this file be Recommended For Approval

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.

Recommendation of the Finance & Personnel Committee on

07-22-2019: 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.

Amy Connolly, Director of City Development appeared before the Committee to speak on the item.

A motion was made by Alder Larrin, seconded by Alder Meekma, that this file be Recommended For Approval

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.

Recommendation of the Finance & Personnel Committee on

07-22-2019: 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.

Amy Connolly, Director of City Development appeared before the Committee to speak on the item.

A motion was made by Alder Larrin, seconded by Alder Meekma, that this file be Recommended For Approval

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. (Grant Control 0075)

Recommendation of 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).

Amy Connolly, Director of City Development appeared before the Committee to speak on the item.

A motion was made by Alder Larrin, seconded by Alder Meekma, that this file be Recommended For Approval

Adjournment

There being no further business to come before the Committee, the meeting adjourned at 5:48 p.m. The next scheduled meeting of this Committee is at 5:00 p.m. on Monday, August 12, 2019 at City Hall, Room 307.

Respectfully submitted,

Ald. Q.A. Shakoor II., Chairman

Finance & Personnel Committee