



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 Jason Meekma
Alder Natalia Taft

Monday, January 27, 2020

5:00 PM

City Hall, Room 307

Call To Order

PRESENT: 4 - Shakoor II, Land, Meekma and Taft

Chairman Comments

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

Approval of Minutes for the January 13, 2020 Meeting

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

[1378-19](#)

Subject: Communication sponsored by Alder Shakoor, II on behalf of the Racine Water Utility submitting a Developers Agreement for Woodbridge Estates II

Recommendation of the Water Commission on December 17, 2019: Defer

Recommendation of the Water Commission on January 21, 2020: Refer to the Finance and Personnel Committee.

Recommendation of the Finance & Personnel Committee on 01-27-2020: To approve.

Fiscal Note: The Developer (Home Path Financial L.P.) will pay for all costs associated with the new water main including design and construction-related costs.

Attachments: [Final woodbridge estates II Dev.pdf](#)

Keith Haas, General Manager of Water/Wastewater, appeared before the Committee to speak on the item.

A motion was made by Alder Land, seconded by Alder Taft, that this file be Recommended For Approval

[0025-20](#)

Subject: Communication sponsored by Alder Shakoor, II on behalf of the Racine Water Utility submitting an Intergovernmental Agreement between the City of Racine, Racine Water Utility and Village of Sturtevant relating to cost sharing on 87th Street from Durand to 1500 ft north project

Recommendation of the Water Commission on January 21, 2020:
Refer to the Finance and Personnel Committee.

Recommendation of the Finance & Personnel Committee on 01-27-2020: That authorization be granted to the Mayor and City Clerk to sign and execute the Intergovernmental Agreement between the City of Racine, Racine Water Utility and Village of Sturtevant relating to cost sharing on 87th Street from Durand to 1500 ft. north project.

Fiscal Note: The Village will advertise and construct this project and invoice the Racine Water Utility for their portion upon completion.

Attachments: [Joint Agreement](#)

Keith Haas, General Manager of Water/Wastewater, appeared before the Committee to speak on the item.

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

3. [0053-20](#)

Subject: Communication sponsored by Alder Land requesting permission to enter into a agreement with Racine Unified School District for the Horlick Athletic Field- Football Turf Project. Furthermore requesting permission for the Parks, Recreation, and Cultural Services to bid out the project.

Recommendation of the Finance & Personnel Committee on 01-27-2020: To approve as specified in ABM.

Fiscal Note: Football field reconstruction funding will be provided by RUSD in an amount not to exceed \$1,000,000. Pavement improvements in the amount of approximately \$253,000 will be funded with 2019 CIP carry forward and reallocation of 2020 CIP items as noted in ABM. Baseball field improvements will be bid as an alternate and PRCS will come back to committee for separate funding approval.

Attachments: [Agenda Briefing Memo for Horlick Football Synthetic Turf - 01212020.docx](#)

Thomas Molbeck, Director of Parks, Recreation and Cultural Services, appeared before the Committee to speak on the item.

A motion was made by Alder Land, seconded by Alder Taft, that this file be

Recommended For Approval4. [0054-20](#)

Subject: Communication sponsored by Alder Lemke requesting permission for the Mayor and City Clerk to enter into a grant agreement and accept funding from the Fund for Lake Michigan through the Greater Milwaukee Foundation in the amount of \$125,000. The funds will be used to improve the Stormwater Capture and Coastal Habitat at North Beach. (Grant Control #00286)

Recommendation of the Finance & Personnel Committee on 01-27-2020: That the Mayor and City Clerk be authorized to sign and enter into a grant agreement and accept funding from the Fund for Lake Michigan through the Greater Milwaukee Foundation in the amount of \$125,000.

Fiscal Note: No City Match is Required

Attachments: [2020 FFLM Support for North Beach.docx](#)

Julie Kinzelman, Laboratory Director/Research Scientist, appeared before the Committee to speak on the item.

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

5. [0055-20](#)

Subject: Communication sponsored by Mayor Mason requesting to approve the Purchase, Sale and Development Agreement between the City of Racine and Racine Convention Center Hotel, LLC (RCCH), for the Public/Private Development of a 171-Unit, first-class, full-service, Hotel and Convention Center which shall include the City of Racine funding \$21 Million in additional convention, meeting, break-out, pre-function, banquet, and "back-of-house" support space associated with the publicly-owned Festival Hall property.

Recommendation of the Finance & Personnel Committee on 01-27-2020: To recommend and approve of the Purchase, Sale and Development Agreement between the City of Racine and Racine Convention Center Hotel, LLC (RCCH), for the Public/Private Development of a 171-Unit, first-class, full-service Hotel and Convention Center which shall include the City of Racine funding \$21 Million in additional convention, meeting, break-out, pre-function, banquet, and "back-of-house" support space associated with the publicly-owned Festival Hall property

Fiscal Note: Approximately \$21M anticipated project budget funded through 20-year general obligation debt issue. Principal and Interest to be provided over life of issue through the following possible sources as needed: \$10.5M TID #9 capture, \$3M Intergovernmental Revenue

Sharing Funds, 100% of this developments Hotel Room Taxes and 50% of 500 Main Street Hotel Room Taxes, Naming Rights revenue, TID#24 undesignated increments, Convention Center Lease Revenues.

Attachments: [CITY OF RACINE ABM -- Gatehouse Agreement.docx](#)
[Hotel Convention center Renderings.pdf](#)
[Hotel Convention Center Financing.docx](#)
[Racine WI - RCCH Development Agreement \(1.24.20 Compiled\) \(00218206-2xD9E45\).pdf](#)

James Palenick, City Administrator and David Rachic, Developer for Gatehouse Capital Group, appeared before the Committee to speak on the item.

A motion was made by Alder Land, seconded by Alder Taft, that this file be Recommended For Approval

6. [0057-20](#)

Subject: Communication sponsored by Mayor Mason requesting approval of the 2020 general contract for economic development services with Racine County Economic Development Corporation (RCEDC).

Recommendation of the Finance & Personnel Committee on 01-27-2020: To approve the 2020 general contract for economic development services with Racine County Economic Development Corporation (RCEDC).

Fiscal Note: Funds set aside in 2020 IG Budget in the amount of \$84,000 in account 45260-52100 Professional Services.

Attachments: [2020 Racine Agreement Final.1.24.2020.docx](#)
[2020.1.27.RCEDC 2019 YE Report.pdf](#)
[Racine Economic Development Contract Update.pdf](#)

Laura Million, Business Development Manager, RCEDC, appeared before the Committee to speak on the item.

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

7. [0056-20](#)

Subject: Communication sponsored by Mayor Mason requesting to extend the contract with the RCEDC for consulting services related to economic development. Services would include communications, economic development planning, smart city design, transit, opportunity zone fund, and working collaboratively with the private sector and Racine's municipal neighbors.

Recommendation of the Finance & Personnel Committee on 01-27-2020: To approve the contract with the RCEDC for consulting services related to economic development. Services would include communications, economic development planning, smart city design,

transit, opportunity zone fund, and working collaboratively with the private sector and Racine's municipal neighbors.

Fiscal Note: Funds set aside in 2020 IG Budget in the amount of \$132,000 in account 45260-52100, Professional Services.

Attachments: [RCEDC & WDI Agreement for City of Racine Consulting Services.docx](#)
[Chief Innovation Officer 2019 Accomplishments.pdf](#)

William Martin, Chief Innovative Officer, RCEDC, appeared before the Committee to speak on the item.

A motion was made by Alder Land, seconded by Alder Taft, that this file be Recommended For Approval

Adjournment

There being no further business to come before the Committee, the meeting adjourned at 7:04 p.m. The next scheduled meeting of this Committee is at 5:00 p.m. on Monday, February 10, 2020 at City Hall, Room 307.

**Respectfully submitted,
Ald. Q.A. Shakoor II., Chairman
Finance & Personnel Committee**