

RESOLUTION NO. 2019-112

RESOLUTION BY THE EXECUTIVE COMMITTEE AUTHORIZING THE SALE OF REAL PROPERTY AT 32 MAIN STREET, CITY OF RACINE, WISCONSIN 53405, TO CAMPBELL CAPITAL GROUP, LLC

To the Honorable Members of the Racine County Board of Supervisors:

WHEREAS, Racine County is the owner of a certain parcel of real property located in the City of Racine, Wisconsin, containing approximately 178,596 square feet (4.10 acres) of gross area, being identified as Tax Parcel ID 276-00-00-00-034-001, having an address of 32 Main Street, Racine, WI 53405; and

WHEREAS, Racine County desires the redevelopment of the property – commonly referred to as Belle Harbor Marina (“Property”) – into a privately owned and operated facility to achieve the redevelopment of the Property and advance the betterment of the Root River Corridor and lead to improved activation of the lakefront; and

WHEREAS, the Racine County Board of Supervisors previously authorized and approved the sale of the Property by Resolution No. 2013-71, and, over the course of several years, the County has pursued a variety of strategies to market the Property for sale; and

WHEREAS, in 2013, the County issued a Request for Proposals for the sale and development of the Property, but this effort ultimately did not yield a viable sale and development effort; and

WHEREAS, in 2015, the County utilized the services of the Racine County Economic Development Corporation’s (“RCEDC”) request for qualifications process to real estate brokers in order to identify providers of commercial real estate marketing services, but this effort ultimately did not result in engagement of a real estate broker; and

WHEREAS, the seawall along the perimeter of the Property is in need of repair and the cost of necessary repairs remains unknown and will be the subject of engineering studies upon the County entering into an agreement with a developer for sale and purchase of the Property; and

WHEREAS, headquartered in Atlanta, Georgia, Campbell Capital Group, LLC (“Campbell”) is a boutique developer specializing in the development of luxury apartments in select markets across the United States, including Wauwatosa, Brookfield, and Madison; and

WHEREAS, the County has negotiated with Campbell on transactional documents – including a Real Estate Purchase and Sale Agreement – to sell the Property to Campbell on the following terms and conditions:

1. The County agrees to sell the Property to Campbell;
2. The purchase price to be paid by Campbell to County for the Property is One Million Dollars (\$1,000,000.00);
3. Campbell shall open escrow with Chicago Title Insurance Company by depositing Twenty-Five Thousand and No/100 Dollars (\$25,000.00);
4. Buyer shall have two hundred (200) days after execution of the Purchase and Sale Agreement within which to obtain from the appropriate governmental entities: (i) final approval of a site plan for approximately 228 multifamily residential apartment units plus amenities; (ii) development/building permit(s) for the construction of Campbell’s

3  
4 intended improvements; and (iii) final approval of a tax increment financing  
5 agreement;

- 6 5. Buyer may, at its option, extend the development approvals date by seventy-five  
7 (75) days by providing written notice thereof to County and depositing with Chicago  
8 Title Insurance Company an additional Twenty-Five Thousand and No/100 Dollars  
9 (\$25,000.00) of earnest money deposit prior to the originally scheduled development  
10 approvals date;
- 11 6. In the event that Campbell does not obtain the development approvals or if  
12 Campbell so elects for any other reason, then, prior to the development approvals  
13 date, as same may have been extended, Campbell shall have the right to terminate  
14 the agreement by written notice to the County;
- 15 7. On the closing date, Campbell shall pay County the balance of the purchase price in  
16 cash; and
- 17 8. The closing shall be held at such time and place as the parties may elect within ten  
18 (10) days after the later of (i) the issuance of all development/building permits or (ii)  
19 the development approvals date, but in no event later than 345 days after execution  
20 of the Real Estate Purchase and Sale Agreement.

21  
22 **NOW, THEREFORE, BE IT RESOLVED** by the Racine County Board of Supervisors that  
23 the sale of the Property to Campbell Capital Group, LLC for a purchase price of One Million Dollars  
24 (\$1,000,000.00) to develop approximately 228 multifamily residential apartment units plus  
25 amenities is hereby authorized and approved; and  
26

27 **BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that the fiscal  
28 note, as set forth in Exhibit "A," that is attached hereto, is authorized and approved; and  
29

30 **BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that any two of  
31 the County Clerk, County Executive and/or County Board Chairman are authorized to  
32 execute any contracts, agreements, amendments, or other documents necessary to carry out the  
33 intent of this resolution.  
34

35 Respectfully submitted,

36  
37 1st Reading \_\_\_\_\_

**EXECUTIVE COMMITTEE**

38  
39 2nd Reading \_\_\_\_\_

\_\_\_\_\_  
Russell A. Clark, Chairman

40  
41 BOARD ACTION

42 Adopted \_\_\_\_\_

43 For \_\_\_\_\_

44 Against \_\_\_\_\_

45 Absent \_\_\_\_\_

\_\_\_\_\_  
David J. Cooke, Vice Chairman

\_\_\_\_\_  
Robert Miller, Secretary

46  
47 VOTE REQUIRED: Majority

48  
49 Prepared by:  
50 Corporation Counsel

\_\_\_\_\_  
Robert Grove

51  
52 \_\_\_\_\_  
53 Scott Maier  
54

3  
4 \_\_\_\_\_  
5 Janet Bernberg

6  
7 \_\_\_\_\_  
8 Q.A. Shakoor, II

9  
10 \_\_\_\_\_  
11 Katherine Buske

12  
13 \_\_\_\_\_  
14 Thomas Roanhouse

15  
16 \_\_\_\_\_  
17 Melissa Kaprelian-Becker

18 **The foregoing legislation adopted by the County Board of Supervisors of**  
19 **Racine County, Wisconsin, is hereby:**

20 **Approved:** \_\_\_\_\_

21 **Vetoed:** \_\_\_\_\_

22  
23 **Date:** \_\_\_\_\_,

24  
25 \_\_\_\_\_  
26 **Jonathan Delagrave, County Executive**

27  
28 **INFORMATION ONLY**

29  
30  
31 **WHEREAS**, Racine County acquired the Property in May 1990 for \$1,390,000.00 to serve  
32 as a boat maintenance, off-season dry dock storage facility and marina for Racine Harbor Marina  
33 (“RHM”) in furtherance of a license agreement with RHM as owner and operator of Reef Point  
34 Marina and pursuant to a separate lease with RHM; and

35  
36 **WHEREAS**, the lease for Belle Harbor with RHM automatically terminated at the time of the  
37 execution of the sale of Reef Point Marina assets by RHM to Racine County in February 2012; and

38  
39 **WHEREAS**, Racine County entered into a short-term lease with Skipper Marine Holdings,  
40 Inc., after the purchase of Reef Point Marina assets, so that Skipper Marine could occupy Belle  
41 Harbor for three months and until their dry-dock customers’ boats were completely removed from  
42 Belle Harbor; and

43  
44 **WHEREAS**, Skipper Marine vacated Belle Harbor in May 2012, and the property has  
45 remained vacant and closed to the public since that time. Note: Slip tenants who had rental  
46 agreements at Belle Harbor for the 2012 boating season were given the option to move to Reef  
47 Point Marina at no additional rent or receive a refund and relocate to another marina – thus, there  
48 have been no slip tenants at Belle Harbor since the end of the 2011 boating season; and

49  
50 **WHEREAS**, a dredging project at the Pershing Park boat launch – with the sediments from  
51 that site filling in Belle Harbor to bring the basin back to its original state – was completed in 2015,  
52 and there are no apparent ground stability problems; and

53  
54 **WHEREAS**, Racine County had an appraisal of the Property conducted in 2012 and, again,  
55 in early 2019.

\*JAN-28-2020\*

FISCAL NOTE RESOLUTION NO: 2019-112

EXHIBIT "A"

The funds received from the sale of 32 Main Street - Belle Harbor Marina will be deposited into account 11000000.510100 - Sale Co Prop - Land Sale.

FINANCE COMMITTEE RECOMMENDATION

After reviewing the Resolution/Ordinance and fiscal information supplied, your Finance Committee recommends FOR--AGAINST adoption.

REASONS

FOR	AGAINST
_____	_____
_____	_____
_____	_____
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_____	_____
_____	_____
_____	_____