

RESOLUTION NO. 2020-44

RESOLUTION BY THE EXECUTIVE COMMITTEE AUTHORIZING THE PURCHASE OF REAL PROPERTY AT 1720 TAYLOR AVENUE, CITY OF RACINE, WISCONSIN 53403, FOR TWO HUNDRED NINETY THOUSAND DOLLARS (\$290,000.00) AND ASSOCIATED COSTS NOT TO EXCEED TWENTY THOUSAND DOLLARS (\$20,000.00)

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

WHEREAS, the subject property is an approximate 3.534 acre parcel with approximately 13,136 square feet of improvements, located just west of Taylor Avenue opposite the Dennis Kornwolf Service Center, at 1720 Taylor Avenue, City of Racine, Wisconsin 53403, Tax Key Number 276-00-00-16-841-000; and

WHEREAS, Racine County is the owner of the Dennis Kornwolf Service Center – including a four-story building, associated parking lot, and vacant land – at 1717 Taylor Avenue in the City of Racine; and

WHEREAS, the Dennis Kornwolf Service Center serves as the Human Services Building and includes, among other things, a juvenile detention facility; and

WHEREAS, the August 2018 Racine County Facility & Space Use Strategic Master Plan (“Facilities Plan”) recognized that there is only limited available room in the Dennis Kornwolf Service Center, and therefore recommended the Racine County Human Services Department (i) consolidate all services to the Dennis Kornwolf Service Center; (ii) construct a new building for Behavioral Health at the Dennis Kornwolf Service Center; (iii) construct a new juvenile detention facility and juvenile courtroom; and (iv) restructure the Dennis Kornwolf Service Center; and

WHEREAS, co-location of human services programs creates an environment of collaboration and partnership whereby diverse services that are usually autonomous work together for improved customer outcomes; and

WHEREAS, geographic proximity can result in shared administrative costs for service providers and minimize transportation and access barriers for customers;

WHEREAS, there is insufficient space presently under County ownership and control to carry out the centralized Human Services campus envisioned and recommended by the Facilities Plan and additional nearby land is necessary for the long-term successful delivery of critical human services; and

WHEREAS, in February 2020, the State of Wisconsin Building Commission approved award of \$40 million in funding to support Racine County’s proposal for a Secure Residential Care Center for Children and Youth (“SRCCCY”), pursuant to Wisconsin Act 185 relating to juvenile correctional facilities; and

WHEREAS, formal acceptance of that grant award to design, construct, and operate the Racine County SRCCCY remains subject to separate authorization by the Racine County Board of Supervisors upon finalization of the contract documents; and

3
4 **WHEREAS**, the subject property at 1720 Taylor Avenue has been identified as a critical
5 piece to serve as parking for the SRCCCY, thus positioning the County to broaden the reach of its
6 diversionary program to improve long-term youth trajectories through a SRCCCY that incorporates
7 best practice, evidence-based programming and that is located in close proximity to other human
8 services; and

9
10 **WHEREAS**, the purchase price of the subject property at 1720 Taylor Avenue is Two
11 Hundred Ninety Thousand Dollars (\$290,000.00).

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13 **NOW, THEREFORE, BE IT RESOLVED** by the Racine County Board of Supervisors that
14 the purchase of the subject property at 1720 Taylor Avenue in the City of Racine for a purchase
15 price of Two Hundred Ninety Thousand Dollars (\$290,000.00) and associated costs and expenses
16 relative to the land acquisition (e.g., environmental reports, ALTA/NSPS Land Title Survey,
17 inspection, etc.) in an amount not to exceed Twenty Thousand Dollars (\$20,000.00) is hereby
18 authorized and approved; and

19
20 **BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that the fiscal
21 note, as set forth in Exhibit "A," that is attached hereto, is authorized and approved; and

22
23 **BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that any two of
24 the County Clerk, County Executive and/or County Board Chairman are authorized to
25 execute any contracts, agreements, amendments, or other documents necessary to carry out the
26 intent of this resolution.

27
28 Respectfully submitted,

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30
31 1st Reading _____

EXECUTIVE COMMITTEE

32
33 2nd Reading _____

Thomas E. Roanhouse, Chairman

34 **BOARD ACTION**

35 Adopted _____

Tom Kramer, Vice Chairman

36 For _____

37 Against _____

38 Absent _____

Robert N. Miller, Secretary

39
40
41 VOTE REQUIRED: 2/3 M.E.

42
43 Prepared by:
44 Corporation Counsel

Robert D. Grove

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46 _____
Scott Maier

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48 _____
Rusty Russell Clark

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51 _____
52 Q.A. Shakoor, II

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4 _____
Melissa Kaprelian

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6 _____
Tom Hincz

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8 _____
Donald J. Trottier

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

15 **Approved:** _____

16 **Vetoed:** _____

17
18 **Date:** _____,

19
20 _____
21 **Jonathan Delagrave, County Executive**

22
23 **INFORMATION ONLY**

24
25
26 **WHEREAS**, even if the SRCCCY is not constructed in Racine County or at the Dennis
27 Kornwolf Service Center campus specifically, acquisition of the subject property at 1720 Taylor
28 Avenue is nevertheless in the County's best interest and in furtherance of the Facilities Plan given
29 the limited availability of County owned and controlled land to continue meeting the increasing
30 needs of the community at high levels; and

31
32 **WHEREAS**, the subject property at 1720 Taylor Avenue may alternatively serve as a
33 suitable future location for the stand-alone Behavioral Health building in furtherance of the
34 Facilities Plan.

EXHIBIT "A"

Fiscal Year: **2020**

ACCOUNT NAME	ACCOUNT NUMBER	CURRENT BUDGET	CURRENT BALANCE	TRANSFER	BUDGET AFTER TRANSFER	BALANCE AFTER TRANSFER
LAND SALE - RESERVES	30.257010	991,507	991,507	(310,000)	681,507	681,507
	TOTAL SOURCES			(310,000)		
HSD LAND PURCHASE	NEW ACCOUNT	0	0	310,000	310,000	310,000
	TOTAL USES			310,000		
				0		

Purchase of property at 1720 Taylor Avenue Racine WI 53403 for \$290,000
 Costs associated related to the land acquisition not to exceed \$20,000

If this property is used in conjunction with SRCCCY project (not yet formally approved),
 the funds will be returned to the Land Sales - Reserves account upon reimbursement
 under the grant from the State.

FINANCE COMMITTEE RECOMMENDATION

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

FOR	AGAINST