

**COUNTY OF RACINE  
FINANCE & HUMAN RESOURCES COMMITTEE**

Supervisor Don Trottier, Chairman  
Supervisor Robert Miller, Vice Chairman  
Supervisor John Wisch, Secretary  
Supervisor Nick Demske  
Supervisor Scott Maier

Supervisor Jody Spencer  
Supervisor Jason Eckman  
Adan Merino-Cabrera, Youth in Governance Representative  
Daysia Ward, Youth in Governance Representative

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NOTICE OF MEETING OF THE  
FINANCE AND HUMAN RESOURCES COMMITTEE

DATE: **WEDNESDAY NOVEMBER 15, 2023**

TIME: **5:00 P.M.**

PLACE: **IVES GROVE OFFICE COMPLEX  
AUDITORIUM  
14200 WASHINGTON AVENUE  
STURTEVANT, WISCONSIN 53177**

**AGENDA**

1. Convene Meeting
2. Chairman Comments - Youth in Governance Comments
3. Public Comments
4. Approval of Minutes from the November 1, 2023, committee meeting.
5. Public Works and Development Services – Roley Behm – Authorizing Racine County to renew a lease agreement with JPM Hospitality, LLC for the operation and management of a bar and restaurant at Reefpoint Marina – 2023 – Resolution – Action Requested: 1st Reading at the November 28, 2023 County Board Meeting.
6. Public Works and Development Services – Roley Behm – Authorizing Racine County to renew an agreement with Founders 3 Management company for the property and operations management of Reefpoint Marina – 2023 – Resolution – Action Requested: 1st Reading at the November 28, 2023 County Board Meeting.
7. Finance Department – Gwen Zimmer with staff from PFM – Resolution authorizing the transfer of funds, the establishment of an escrow account with respect to, and the defeasance of certain of the county’s taxable general obligation refunding bonds, series 2019B – 2023 – Resolution – Action Requested 1<sup>st</sup> and 2<sup>nd</sup> reading November 28, 2023 County Board Meeting.
8. Transfers
  - a) Human Services Department – Hope Otto – Authorize the purchase of a capital asset-vehicle and the transfer of \$46,000 within the Health Services 2023 Budget – 2023 –

Resolution – Action Requested: 1<sup>st</sup> and 2<sup>nd</sup> Reading at the November 28, 2023 County Board Meeting.

9. Closed Session – IT IS ANTICIPATED THAT THE FINANCE AND HUMAN RESOURCES COMMITTEE WILL MEET IN A CLOSED SESSION PURSUANT TO SECTION 19.85(1)(g) OF THE WISCONSIN STATE STATUTES TO DISCUSS WITH LEGAL COUNSEL CLAIMS AGAINST RACINE COUNTY: 1) LORI KERBER 2) NANCY MIHOLLAND 3) 3B CONCESSIONS INC. (CINDY KOZELOU).

THE COMMITTEE RESERVES THE RIGHT TO RECONVENE IN REGULAR SESSION TO TAKE POSSIBLE ACTION ON ITEMS DISCUSSED IN CLOSED SESSION.

10. Communication & Report Referrals from County Board Meeting:

a. Bankruptcy items:

<b>Type of Action:</b>	<b>Person/Persons</b>
Chapter 7 Notice of Case	Jayda Soria; Austin Gavin;
Chapter 7 Order of Discharge	Glenn Purlee; Ethan Voltz;
Chapter 13 Notice of Case	Shawanda Triplett; Shantel Price; Randy Martus; Lavonda Curry; Jernisha Cooper;
Chapter 13 Order Confirming Chapter 13 Plan	Christopher Jialon; Christina Ruff; Arthur Bosley; Denise Bosley;
Chapter 13 Notice and Motion to Dismiss Confirmed Plan	Teresa Stoner; Ramon Anchondo; Sara Anchondo; Michael Farr Sr; Shelley Farr; Jessica Howell; Elaine Bullis; Denise Gahart; Scott Gahart; Charise Temby;
Chapter 13 Notice and Motion to Dismiss Unconfirmed Plan	Shaquanna Arnold; Precious King; Carolyn Weeks;
Chapter 13 Order Modifying Confirmed Chapter 13 Plan	Vanessa Boutwell-Belcher; Shawn Egerson;
Chapter 13 Order of Discharge	Sean Yori; Robert Barkley; Michael Beaty; Kurt Schaff; Cristina Schaff; James Crawley; Aime Crawley; Christina Miller;
Chapter 13 Order Dismissing Case	Juanita Hall; Jeremy Passehl; Maria Passehl; Daniel Vanderleest; Adam Porter
Chapter 13 Order Granting Debtor's Motion for Continuous of Stay	Precious King; Bailey Johnson;
Chapter 13 Order Continuing Automatic Stay	Minnie Davis;

b. Foreclosure items:

Attorney	Lender	Person/Persons	Amt owed County
Gray & Associates, LLP	MidFirst Bank	Robert Kaiser	\$2012.39

11. Staff Report – No Action Items.
  - a) Finance & Human Resources Committee –Next Meeting will be December 6, 2023.
12. Adjournment

FINANCE & HUMAN RESOURCES COMMITTEE ACTION ONLY

**Requestor/Originator** Finance & Human Resources Committee

**Committee/Individual Sponsoring:** Finance & Human Resources Committee

**Date of Committee Meeting:** 11/15/2023

**Signature of Committee Chairperson  
/Designee:** \_\_\_\_\_

**Description:** Minutes from the November 1, 2023 FHR Meeting

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**Action:** **County Board Supervisors**  
 Approve  
 Deny

**Youth In Governance**  
 Approve  
 Deny

**FINANCE AND HUMAN RESOURCES COMMITTEE MEETING**  
**Wednesday, November 1st, 2023**

IVES GROVE OFFICE COMPLEX  
AUDITORIUM  
14200 WASHINGTON AVENUE  
STURTEVANT, WISCONSIN 53177

**Meeting attended by:** Chairman Trottier, Supervisors Eckman, Demske, Wisch, Spencer, and Miller, Youth in Governance Representatives Ward and Merino-Cabrera.

**Other attendees:** Finance Director Gwen Zimmer, Human Resources Director Sarah Street, Portfolio Servicing Specialist Andrea Safedis, Chief Investment Officer and Portfolio Manager Joseph Veranth, Public Works and Development Services Director Roley Behm, Highway & Parks Superintendent Patrice Brunette, County Treasurer Jeffrey Latus, and Parks Manager Benjamin Haas.

**Excused:** Supervisor Maier.

**Agenda Item #1 – Convene Meeting**

Meeting Called to Order at 5:00 p.m. by Chairman Trottier.

**Agenda Item #2 – Youth in Governance/Comments**

Youth in Governance statement was read by Youth Representative Ward.

**Agenda Item #3 – Public Comments**

There were no public comments.

**Agenda Item #4 – Approval of Minutes from the October 25, 2023, committee meeting**

**Action:** Approve the minutes from the October 25, 2023, committee meeting.

**Motion Passed:** Moved: Supervisor Miller. Seconded by Supervisor Wisch. Vote: All Ayes No Nays. Advisory Vote: All Ayes, No Nays.

**Agenda Item #5 – Racine County Economic Development Corporation – Andrea Safedis – Status of the Racine County Matching Grant Program – 3rd Quarter 2023 – Action of the Committee only.**

Portfolio Servicing Specialist Andrea Safedis presented this item.

*Chairman Trottier requested the report be forwarded to the full County Board.*

**Agenda Item #6 – Finance Department – Gwen Zimmer – Racine County 2023 3<sup>rd</sup> Quarter Investment Report (Staff from DANA Investments will be available to discuss the materials) – 2023 – Report.**

Chief Investment Officer and Portfolio Manager Joseph Veranth presented this item.

*Chairman Trottier requested the report be forwarded to the full County Board.*

FINANCE AND HUMAN RESOURCES COMMITTEE MEETING  
Wednesday, November 1st, 2023

**Agenda Item #7 - Finance Department – Gwen Zimmer – Racine County 2023 3<sup>rd</sup> Quarter Grant Applications Report – 2023 – Report.**

*The Committee requests the report be shared with the County Board.*

**Agenda Item #8 - Finance Department – Gwen Zimmer – Racine County 2023 3<sup>rd</sup> Quarter Accepted Donations – 2023 – Report**

*The Committee requests the report be shared with the County Board.*

*The Committee requests more information about the Racine Unified School District donation to the County.*

**Agenda Item #9 - County Treasurer – Jeff Latus – Sale of two (2) In Rem Properties at Parcel # 276-000006539000 329 Luedtke Ave and # 276-000007708000 1822 Domanik Dr, via over-the-counter sale- Action of Committee Only.**

**Motion Passed:** Moved: Supervisor Miller. Seconded by Supervisor Maier. Vote: All Ayes No Nays. Advisory Vote: All Ayes, No Nays.

**Agenda Item #10 - Public Works & Development Services– Roley Behm – Authorize a multi-year contract with Hop Heads Hospitality and Events, LLC for a period of 1/1/2024 - 12/31/2028 – 2023– Resolution – Action Requested: 1st Reading at the November 6, 2023, County Board Meeting.**

This item was presented by Highway & Parks Superintendent Patrice Brunette and Parks Manager Benjamin Haas.

**Action:** Authorize a multi-year contract with Hop Heads Hospitality and Events, LLC for a period of 1/1/2024 - 12/31/2028 – 2023– Resolution – Action Requested: 1st Reading at the November 6, 2023, County Board Meeting.

**Motion Passed:** Moved: Supervisor Miller. Seconded by Supervisor Wisch. Vote: All Ayes No Nays. Advisory Vote: All Ayes, No Nays

**Agenda Item #11 - Human Resources– Sarah Street – 2023 Update on Double Encumbered Policy – Information Only.**

This item was presented by Director of Human Resources Sarah Street.

**Agenda Item #12 -Communication & Report Referrals from County Board Meeting:**

**Action:** Receive and file item a.

**Motion Passed:** Moved by Supervisor Wisch . Seconded by Supervisor Miller. Vote: All Ayes, No Nays. Advisory Vote: All Ayes, No Nays.

**FINANCE AND HUMAN RESOURCES COMMITTEE MEETING**  
**Wednesday, November 1st, 2023**

**Agenda Item #13 – Staff Report – No Action Items.**

- a. Finance & Human Resources Committee – Next Meeting will be November 15, 2023.

**Agenda Item #14 – Adjournment.**

**Action:** Adjourn the meeting at 5:44 p.m.

**Motion Passed:** Moved by Supervisor Wisch. Seconded by Supervisor Miller. Vote: All Ayes, No Nays.

REQUEST FOR COUNTY BOARD ACTION

YEAR	<u>2023</u>	<input checked="" type="checkbox"/>	Resolution Request
		<input type="checkbox"/>	Ordinance Request
		<input type="checkbox"/>	Information Only
		<input type="checkbox"/>	Report Request

**Requestor/Originator:** Public Works and Development Services Director- Roley Behm

**Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading)** Michael Lanzdorf  
 If a person is not in attendance the item may be held over.

**Does the County Executive know of this request:** Yes

**If related to a position or position change, Does the Human Resources Director know of this request:** n/a

**Does this request propose the expenditure, receipt or transfer of any funds?** n/a

If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

**Committee/Individual Sponsoring:** Finance & Human Resources

**Date Considered by Committee:** 11/15/2023      **Date of County Board Meeting to be Introduced:** 11/28/2023

**1st Reading:**       **1st & 2nd Reading:**  \*

\* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

**Signature of Committee Chairperson/Designee:** \_\_\_\_\_

**SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:**

Authorizing Racine County to renew a lease agreement with JPM Hospitality, LLC for the operation and management of a bar and restaurant at Reefpoint Marina.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

**SUBJECT MATTER:**

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

**THIS FORM MUST BE FILLED OUT COMPLETELY PRIOR TO YOUR APPEARANCE BEFORE A COMMITTEE.**



RACINE COUNTY IS EXTENDING LEASE WITH JPM HOSPITALITY GROUP LLC FOR THE PERIOD OF 1/1/2024-12/31/2025 FOR THE OPERATION AND MANAGEMENT OF A BAR AND RESTAURANT AT REEFPOINT MARINA THE RENTAL INCOME WILL BE DEPOSITED INTO ACCOUNT 55551000.320500. THE RENT WILL BE PAID IN EQUAL MONTHLY INSTALLMENTS OF THE YEARLY LEASE AMOUNT ON THE FIRST DAY OF EACH MONTH

TERM	RENT
1ST YEAR	\$ 100,000.00
2ND YEAR	\$ 110,000.00

FINANCE COMMITTEE RECOMMENDATION

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

REASONS

FOR	AGAINST

**SECOND AMENDMENT TO LEASE AGREEMENT  
RACINE COUNTY – JPM HOSPITALITY GROUP, LLC**

THIS SECOND AMENDMENT TO THE LEASE AGREEMENT, entered into this \_\_\_ day of \_\_\_\_\_ 2023, between Racine County, a quasi-municipal corporation (hereinafter referred to as “Lessor”) and JPM Hospitality Group, LLC, a Wisconsin Limited Liability Corporation whose address is 2 Christopher Columbus Causeway, Racine, Wisconsin, 53403 (“Lessee”).

WHEREAS, the parties entered into a lease agreement, dated January 1, 2019, for use of the Reefpoint Marina, for the period beginning January 1, 2019, and ending December 31, 2023 (“Term”) with the option to renew the agreement for one additional term of five (5) years; and

WHEREAS, the parties amended the Lease Agreement to reduce the annual rent in 2021, by \$10,000, to afford financial relief due to Covid-19 related impacts and loss of revenue opportunities; and

WHEREAS, the parties wish to amend the Lease agreement to renew the agreement for an additional term of two (2) years.

NOW THEREFORE, in consideration of the mutual promises, terms and conditions herein contained, and other good and valuable consideration, the parties hereto agree as follows:

1. **Section 1.02.** As of the effective date, Section 1.02 of the Lease Agreement is hereby replaced with:

The term of this Lease is extended for a two (2) year period, commencing on January 1, 2024, and ending December 31, 2025, unless sooner terminated as hereinafter provided.

2. **Section 2.01(b).** As of the effective date, Section 2.01(b) of the Lease Agreement is hereby replaced with the following:

<b>Term</b>	<b>Rent</b>
1 <sup>st</sup> Year	\$100,000
2 <sup>nd</sup> Year	\$110,000

3. **No Other Amendments.** Except as set forth herein, the Lease Agreement remains unmodified and in full force and effect.

Executed at Racine County, Wisconsin, on the date and year first above written.

LESSEE:  
JPM Hospitality Group, LLC

LESSOR:  
Racine County

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: Jonathan Delagrave  
Title: County Executive

**RESOLUTION NO. 2023-**

**RESOLUTION BY THE FINANCE AND HUMAN RESOURCES COMMITTEE  
AUTHORIZING RACINE COUNTY TO RENEW A LEASE AGREEMENT WITH JPM  
HOSPITALITY, LLC FOR THE OPERATION AND MANAGEMENT OF A BAR AND  
RESTAURANT AT REEFPOINT MARINA**

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

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

**BE IT FURTHER RESOLVED** that the Racine County Board of Supervisors authorizes and approves the renewal of the lease agreement between Racine County and JPM Hospitality, LLC for continued operation and management of a bar and restaurant at Reefpoint Marina for an additional two (2) year term, under the general terms and conditions set out in "Exhibit B," which is attached hereto, subject to any changes deemed necessary and appropriate by the Corporation Counsel and the Finance Director.

**BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that such agreement shall incorporate such terms and conditions as the Corporation Counsel and the Finance Director deem necessary and appropriate.

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

Respectfully submitted,

1st Reading \_\_\_\_\_

**FINANCE AND HUMAN RESOURCES  
COMMITTEE**

2nd Reading \_\_\_\_\_

**BOARD ACTION**

\_\_\_\_\_  
Donald J. Trottier, Chairman

Adopted \_\_\_\_\_

For \_\_\_\_\_

Against \_\_\_\_\_

Absent \_\_\_\_\_

\_\_\_\_\_  
Robert N. Miller, Vice-Chairman

VOTE REQUIRED: 2/3 M.E.

\_\_\_\_\_  
John A. Wisch, Secretary

Prepared by:  
Corporation Counsel

\_\_\_\_\_  
Scott Maier

\_\_\_\_\_  
Nick Demske

\_\_\_\_\_  
Jody Spencer

3 \_\_\_\_\_  
4 Jason Eckman

5  
6 **The foregoing legislation adopted by the County Board of Supervisors of  
7 Racine County, Wisconsin, is hereby:**

8 **Approved: \_\_\_\_\_**

9 **Vetoed: \_\_\_\_\_**

10  
11 **Date: \_\_\_\_\_,**

12  
13 \_\_\_\_\_  
14 **Jonathan Delagrave, County Executive**

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16 **INFORMATION ONLY**

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18 **WHEREAS**, since 2019, the bar and restaurant at Reefpoint Marina has been  
19 successfully managed by JPM Hospitality Group, LLC; and

20  
21 **WHEREAS**, the lease renewal shall be for a two (2) year period, commencing on  
22 January 1, 2024, and ending December 31, 2025; and

23  
24 **WHEREAS**, this lease renewal has been deemed most advantageous to Racine  
25 County.

REQUEST FOR COUNTY BOARD ACTION

YEAR	<u>2023</u>	<input checked="" type="checkbox"/>	Resolution Request
		<input type="checkbox"/>	Ordinance Request
		<input type="checkbox"/>	Information Only
		<input type="checkbox"/>	Report Request

**Requestor/Originator:** Public Works and Development Services Director- Roley Behm

**Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading)** Michael Lanzdorf  
 If a person is not in attendance the item may be held over.

**Does the County Executive know of this request:** Yes

**If related to a position or position change, Does the Human Resources Director know of this request:** n/a

**Does this request propose the expenditure, receipt or transfer of any funds?** n/a

If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

**Committee/Individual Sponsoring:** Finance & Human Resources

**Date Considered by Committee:** 11/15/2023      **Date of County Board Meeting to be Introduced:** 11/28/2023

**1st Reading:**       **1st & 2nd Reading:**  \*

\* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

**Signature of Committee Chairperson/Designee:** \_\_\_\_\_

**SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:**

Authorizing Racine County to renew an agreement with Founders 3 Management company for the property and operations management of Reefpoint Marina.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

**SUBJECT MATTER:**

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

**THIS FORM MUST BE FILLED OUT COMPLETELY PRIOR TO YOUR APPEARANCE BEFORE A COMMITTEE.**

Property management and operations services will be for \$795,000 payable in 60 annual monthly installments of \$13,250.00

<b>2024</b>	\$	159,000.00
<b>2025</b>	\$	159,000.00
<b>2026</b>	\$	159,000.00
<b>2027</b>	\$	159,000.00
<b>2028</b>	\$	159,000.00

TOTAL FOR THE 5 YEAR CONTRAT	<u>\$</u>	<u><b>795,000.00</b></u>
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An incentive may be paid for exceeding a base annual revenue of \$1,250,000.

<b>Revenue that exceeds base amount</b>	<b>Incentive fees</b>
\$0 - \$100,000	20%
\$100,001 - \$175,000	35%
\$175,001 +	50%

The term of this contract is extended to 1/1/2023 - 12/31/2028.

FINANCE COMMITTEE RECOMMENDATION

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

REASONS

FOR

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AGAINST

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**SECOND AMENDMENT TO  
REAL ESTATE MANAGEMENT AND OPERATION AGREEMENT For  
RACINE COUNTY REEFPOINT MARINA**

THIS SECOND AMENDMENT TO THE “Real Estate Management and Operation Agreement For Racine County Reefpoint Marina” (hereinafter “Agreement”) dated November 7, 2013 between Racine County, Wisconsin (hereinafter “Racine County”) and **Founders 3 Management Company**, a Wisconsin Corporation (hereinafter “Manager”) successor in interest to Siegel-Gallagher Management Company is made this \_\_\_\_ day of \_\_\_\_\_, 2023. This Amendment to the aforementioned Agreement is made with the intent of extending all terms of the Agreement, and is made a part thereof and incorporated by reference by mutual agreement of the parties.

**WITNESSETH:**

**WHEREAS**, Manager and Racine County have previously entered into a Real Estate Management Agreement dated November 7, 2013, for management of Reefpoint Marina located at 2 Christopher Columbus Causeway, Racine Wisconsin and;

**WHEREAS**, Manager and Racine County have previously amended the Real Estate Management Agreement on December 28, 2018, to extend the initial term of the agreement and;

**WHEREAS**, Manager and Racine County do hereby intend to extend again the term of the Agreement and alter the Contract Price and;

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

The term of the Agreement shall be extended to an additional five (5) year term, ending on December 31, 2028.

Section 10 Inspection and Accounting for the renewal term shall be replaced with the following:

10. Inspection and Accounting
  - A. Manager shall make available to Racine County financial statements including balance sheet, income statement, and sales tax reports on a monthly basis. These shall be sent to Racine County by the 20<sup>th</sup> of each month for the previous month. Any other information requested by Racine County’s Finance Department or outside auditor shall be sent to Racine County in a timely fashion.
  - B. Racine County shall have the right, at any and all reasonable hours, and upon

reasonable notice, to have accounting staff inspect and verify the books of Manager with reference to its handling and disposition of slip rentals, transient fees, and other fees and charges for use of the marina facilities. Racine County shall have the right at Racine County's expense, at any and all reasonable hours, and upon reasonable notice, to have an audit performed upon Manager's handling and disposition of slip rentals, transient fees, and other fees and charges for use of the marina facilities, as Racine County may deem necessary or desirable.

- C. Racine County shall have the right of access to any and all portions of the marina premises, at any and all hours, for the purpose of inspecting, analyzing, and/or gathering information relating to the premises itself.

Section 26 The Contract Price for the renewal term shall be replaced with the following:

**1. Contract Price**

A. Contract Price. The total price for property management and operations services provided under this agreement (Paragraphs 2 and 3) shall be Seven Hundred Ninety-Five Thousand Dollars (\$795,000.00), payable in sixty (60) annual monthly installments beginning January 2024 and ending December 2028 on the following schedule:

January 2024 - December 2028: \$13,250.00

All payments will be remitted within 10 days of receipt of invoice, beginning in January 1, 2024, and ending in December, 2028.

B. Incentive Fee. Throughout the term of the agreement, Manager may be paid an incentive fee in addition to the base contract price stated above by calculating the increase in total slip (annual, monthly, and transient) revenue over the Base Amount as defined below. The Incentive Fee will be remitted to Manager within 90 days from the end of the year following the boating season that it is calculated from.

Base Amount: \$1,250,000

C. The incentive fee would be calculated by subtracting the Base Amount from the total annual, monthly, and transient slip revenue the exceeds the base amount. This number will be multiplied by the percentage represented below to determine the Incentive Fee.

<u>Revenue that Exceeds Base Amount</u>	<u>Incentive Fee</u>
\$0 - \$100,000	20%
\$100,001 - \$175,000	35%



\$175,001 +

50%

- 2. No Other Amendments.** Except as set forth herein, the Agreement remains unmodified and in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed and sealed as of the date, month and year first above written.

FOR RACINE COUNTY:

\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

Name and Title

FOR MANAGER:

\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

Name and Title

**RESOLUTION NO. 2023-**

**RESOLUTION BY THE FINANCE AND HUMAN RESOURCES COMMITTEE  
AUTHORIZING RACINE COUNTY TO RENEW AN AGREEMENT WITH FOUNDERS  
3 MANAGEMENT COMPANY FOR THE PROPERTY AND OPERATIONS  
MANAGEMENT OF REEFPOINT MARINA**

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

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

**BE IT FURTHER RESOLVED** that the Racine County Board of Supervisors hereby authorizes and approves the renewal of an agreement with Founders 3 Management Company for the property and operations management of Reefpoint Marina for an additional five (5) year term under the general terms and conditions set out in "Exhibit B", which is attached hereto, subject to any changes deemed necessary and appropriate by the Corporation Counsel and the Finance Director.

**BE IT FURTHER RESOLVED** by the Racine County Board of Supervisors that such agreement shall incorporate such terms and conditions as the Corporation Counsel and the Finance Director deem necessary and appropriate.

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

Respectfully submitted,

1st Reading \_\_\_\_\_

**FINANCE AND HUMAN RESOURCES  
COMMITTEE**

2nd Reading \_\_\_\_\_

BOARD ACTION

\_\_\_\_\_  
Donald J. Trottier, Chairman

Adopted \_\_\_\_\_

For \_\_\_\_\_

Against \_\_\_\_\_

Absent \_\_\_\_\_

\_\_\_\_\_  
Robert N. Miller, Vice-Chairman

VOTE REQUIRED: 2/3 M.E.

\_\_\_\_\_  
John A. Wisch, Secretary

Prepared by:  
Corporation Counsel

\_\_\_\_\_  
Scott Maier

\_\_\_\_\_  
Nick Demske

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Jody Spencer

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Jason Eckman

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

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

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

**Date:** \_\_\_\_\_,

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**Jonathan Delagrave, County Executive**

#### **INFORMATION ONLY**

**WHEREAS**, Resolution 2011-99 authorized Racine County to purchase from Racine Harbor Marina, LLC (RHM) all the assets of Reefpoint Marina ("RPM") and RPM has been run as a county property continuously since February 2012; and

**WHEREAS**, Resolution 2013-89 authorized Racine County to enter into an operations agreement with Siegel-Gallagher for the property and operations management of the Reefpoint Marina and that agreement was renewed for an additional five (5) year term pursuant to Resolution No. 2018-112; and

**WHEREAS**, Founders 3 Management company, successor in interest to Siegel-Gallagher Management Company, has expressed a willingness to continue their operations of the Reefpoint Marina in the public interest on said premises; and

**WHEREAS**, it is in the best interest of the County and Racine County residents to renew for an additional term the lease with Founders 3 for the continued operation of the Reefpoint Marina for the next five years.

REQUEST FOR COUNTY BOARD ACTION

YEAR	<u>2023</u>	<input checked="" type="checkbox"/>	Resolution Request
		<input type="checkbox"/>	Ordinance Request
		<input type="checkbox"/>	Report Request

Requestor/Originator: Finance Director - Gwen Zimmer

Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading)  
If a person is not in attendance the item may be held over. Finance Director - Gwen Zimmer

Does the County Executive know of this request: Yes

If related to a position or position change, Does the Human Resources Director know of this request: n/a

Does this request propose the expenditure, receipt or transfer of any funds? Yes

If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

Committee/Individual Sponsoring: Finance & Human Resources Committee

Date Considered by Committee: 11/15/2023 Date of County Board Meeting to be Introduced: 11/28/2023

1st Reading:  1st & 2nd Reading:  \*

\* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

Signature of Committee Chairperson/Designee: \_\_\_\_\_

**SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:**

Resolution authorizing the transfer of funds, the establishment of an escrow account with respect to, and the defeasance of certain of the county's taxable general obligation refunding bonds, series 2019B.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

**SUBJECT MATTER:**

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

**THIS FORM MUST BE FILLED OUT COMPLETELY PRIOR TO YOUR APPEARANCE BEFORE A COMMITTEE.**

RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS,  
THE ESTABLISHMENT OF AN ESCROW ACCOUNT WITH RESPECT  
TO AND THE DEFEASANCE OF CERTAIN OF THE COUNTY'S  
TAXABLE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2019B

WHEREAS, Racine County, Wisconsin (the "County") has outstanding its Taxable General Obligation Refunding Bonds, Series 2019B, dated November 12, 2019 (the "2019 Bonds") which were issued for the public purpose of refunding certain obligations of the County issued to finance regional economic development projects being undertaken in cooperation with the Village of Mount Pleasant, Wisconsin (the "Village");

WHEREAS, the County has paid debt service on the 2019 Bonds from Areas I, II and III special assessments levied by the Village, which special assessments are paid by Foxconn pursuant to a Development Agreement between the County, the Village and Foxconn;

WHEREAS, the Village expects to sell certain land in Areas II and III to a 3rd party and a portion of the sale proceeds of such land will be used to prepay Foxconn's obligation in full with respect to the special assessments for Areas II and III (the "Area II and III Special Assessment Proceeds");

WHEREAS, the County Board of Supervisors deems it desirable and in the best interest of the County to transfer and apply the Area II and III Special Assessment Proceeds to the defeasance and early redemption of a portion of the 2019 Bonds (the "Defeased 2019 Bonds");

WHEREAS, the portion of the 2019 Bonds expected to be paid from Area I special assessments shall remain outstanding and will be paid as the same becomes due; and

WHEREAS, since the 2019 Bonds are not currently callable, it is necessary for the Area II and III Special Assessment Proceeds to be irrevocably deposited into an escrow account, invested in direct obligations of the United States of America, treated as a portion of the debt service fund for the 2019 Bonds and applied to pay the principal of and interest on the Defeased 2019 Bonds.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Supervisors that:

1. Establishment of Escrow Account. The County Board of Supervisors hereby authorizes and directs the officers of the County to enter into an "Escrow Agreement" with U.S. Bank National Association, as Escrow Agent (the "Escrow Agent"), for the purpose of establishing an "Escrow Account" to effect the provisions of the Resolution.
2. Transfer and Deposit to Escrow Account. The County Board of Supervisors hereby authorizes and approves the transfer and deposit of the Area II and III Special Assessment Proceeds into the Escrow Account to be established with the Escrow Agent, and the subsequent use, investment and disbursement thereof by the Escrow Agent in the manner provided by the Escrow Agreement.

3. Determination of the Defeased 2019 Bonds. The County Board of Supervisors hereby authorizes and directs the Finance Director of the County to work with the County’s Municipal Advisor, PFM Financial Advisors LLC (“PFM”), to determine the amount of each maturity of the 2019 Bonds to be defeased based on the amount of the Area II and III Special Assessment Proceeds, together with earnings thereon, so that the Escrow Account contains sufficient funds and securities to provide for the payment of the Defeased 2019 Bonds concurrently with the execution of the Escrow Agreement. The Defeased 2019 Bonds shall be set forth in the Escrow Agreement.

4. Professional Services. The County Board of Supervisors hereby authorizes hereby ratifies and approves the retention of (i) PFM to provide general consulting/financial advisory services in connection with this transaction; (ii) Quarles & Brady LLP ("Bond Counsel") to provide limited, special counsel legal services in connection with this transaction; (iii) a bidding agent approved by the Finance Director of the County to provide bidding agent services for the direct obligations of the United States of America to be held by the Escrow Agent in the Escrow Account; and (iv) a certified public accounting firm approved by the Finance Director of the County to provide mathematical verification that sufficient cash securities are held in the Escrow Account to retire the Defeased 2019 Bonds and related services in connection with this transaction.

5. Redemption of the Defeased 2019 Bonds, Notice of Defeasance and Redemption. The Defeased 2019 Bonds maturing on and after December 1, 2030 are hereby called for redemption on December 1, 2029. The County Board of Supervisors hereby directs the Escrow Agent pursuant to the Escrow Agreement to provide a notice of the defeasance of the Defeased 2019 Bonds and a notice with respect to the redemption of the Defeased 2019 Bonds that mature on and after December 1, 2030 at the times and in the manner set forth in the final Escrow Agreement.

6. Authorization of Officers and Agents. The County Board of Supervisors hereby authorizes the appropriate officers and agents of the County to work with PFM, Bond Counsel and the Escrow Agent to review and approve the finalized Escrow Agreement including the escrow deposit and other details, to provide the notices of defeasance and redemption and to execute and deliver all documents required by Bond Counsel with respect to this transaction.

1st Reading \_\_\_\_\_

Respectfully submitted,

FINANCE AND HUMAN RESOURCES  
COMMITTEE

2nd Reading \_\_\_\_\_

\_\_\_\_\_

BOARD ACTION

Adopted \_\_\_\_\_

\_\_\_\_\_

For \_\_\_\_\_

\_\_\_\_\_

Against \_\_\_\_\_

\_\_\_\_\_

Absent \_\_\_\_\_

\_\_\_\_\_

REQUEST FOR COUNTY BOARD ACTION

YEAR	<u>2023</u>	X	Resolution Request
			Ordinance Request
			Report Request

Requestor/Originator: Human Services Director- Hope Otto

Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading)  
If a person is not in attendance the item may be held over. Hope Otto

Does the County Executive know of this request: Yes

If related to a position or position change, Does the Human Resources Director know of this request: n/a

Does this request propose the expenditure, receipt or transfer of any funds? Yes

If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

Committee/Individual Sponsoring: Finance & Human Resources Committee

Date Considered by Committee: 11/15/2023 Date of County Board Meeting to be Introduced: 11/28/2023

1st Reading:  1st & 2nd Reading:  \*

\* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

Signature of Committee Chairperson/Designee: \_\_\_\_\_

**SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:**

Authorize the transfer of \$46,000 within the Health Services 2023 Budget and authorize the purchase of a capital asset-vehicle.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

**SUBJECT MATTER:**

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

**THIS FORM MUST BE FILLED OUT COMPLETELY PRIOR TO YOUR APPEARANCE BEFORE A COMMITTEE.**

ACCOUNT NAME	ACCOUNT NUMBER	CURRENT BUDGET	CURRENT BALANCE	TRANSFER	BUDGET AFTER TRANSFER	BALANCE AFTER TRANSFER
<b>HEALTH SERVICES-A&amp;D EL SPEC TRANSPORTATION</b>						
CONTRACTED SERVICES	5108107.404500.71716	522,955	437,332	(46,000)	476,955	391,332
	<b>TOTAL SOURCES</b>			<b>(46,000)</b>		
CAPITAL	NEW CAPITAL ACCOUNT	0	0	46,000	46,000	46,000
	<b>TOTAL USES</b>			<b>46,000</b>		
				<b>0</b>		

This automobile will be the responsibility of Health Services to maintain including burt not limited to: fuel, insurance (County is self-insured for this), repairs and maintenance.

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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November 15, 2023

TO: Supervisor Donald Trottier  
Chairman, Finance and Human Resources Committee

FROM: Hope Otto  
Human Services Director

RE: BHS Vehicle Purchase for CCS

Specialized Transportation dollars serve Racine County residents who have unique transportation needs that traditional modes do not adequately address. The 85.21 Specialized Transportation program has previously established trust funds for Counties to use for capital purchases. Racine County has not utilized these dollars with regularity over the past few years. The State has asked that these funds be spent and not carried over from year to year. The Specialized Transportation dollars must be used for transportation related to individuals with a disability. The trust fund dollars are for purchase and maintenance of vehicles used for specialized transportation.

As a result, BHS is asking to spend \$46,000 in spec transportation trust funds dollars for the purchase of a vehicle to be used by the Community Comprehensive Services Program (CCS) to serve individuals with serious and persistent mental illness. The total cost includes the purchase and registration of the vehicle. In 2023, Racine County has reimbursed 35 individual employees in the CCS Program for mileage. Through the month of September of 2023, Racine County has spent \$45,187.21 dollars in reimbursement for mileage to employees in the CCS Program. The current average of this expense is projected to total \$60,249.61 for 2023. The purchase of this vehicle would assist with decreasing this ongoing cost in the CCS Program.

Sincerely,

Hope Otto, Director  
Racine County Human Services Department

REQUEST FOR COUNTY BOARD ACTION

YEAR	<u>2023</u>	<input type="checkbox"/>	Resolution Request
		<input type="checkbox"/>	Ordinance Request
		<input checked="" type="checkbox"/>	Information Only
		<input type="checkbox"/>	Report Request

Requestor/Originator: Principal Assistant Corporation Counsel- John P. Serketich

Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading) John P. Serketich  
 If a person is not in attendance the item may be held over.

Does the County Executive know of this request: Yes

If related to a position or position change, Does the Human Resources Director know of this request: n/a

Does this request propose the expenditure, receipt or transfer of any funds? n/a  
 If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

Committee/Individual Sponsoring: Finance & Human Resources

Date Considered by Committee: 11/15/2023 Date of County Board Meeting to be Introduced: 11/28/2023

1st Reading:  1st & 2nd Reading:  \*

\* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

Signature of Committee Chairperson/Designee: \_\_\_\_\_

**SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:**

Discussion with legal counsel regarding the status of the following current claim: Lori Kerber.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

**SUBJECT MATTER:**

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

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REQUEST FOR COUNTY BOARD ACTION

YEAR <u>2023</u>		<input type="checkbox"/> Resolution Request <input type="checkbox"/> Ordinance Request <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Report Request
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**Requestor/Originator:** Principal Assistant Corporation Counsel- John P. Serketich

**Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading)** John P. Serketich  
 If a person is not in attendance the item may be held over.

**Does the County Executive know of this request:** Yes

**If related to a position or position change, Does the Human Resources Director know of this request:** n/a

**Does this request propose the expenditure, receipt or transfer of any funds?** n/a  
 If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

**Committee/Individual Sponsoring:** Finance & Human Resources

**Date Considered by Committee:** 11/15/2023      **Date of County Board Meeting to be Introduced:** 11/28/2023

**1st Reading:**       **1st & 2nd Reading:**  \*

\* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

**Signature of Committee Chairperson/Designee:** \_\_\_\_\_

**SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:**

Discussion with legal counsel regarding the status of the following current claim: Nancy Milholland.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

**SUBJECT MATTER:**

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

**THIS FORM MUST BE FILLED OUT COMPLETELY PRIOR TO YOUR APPEARANCE BEFORE A COMMITTEE.**

REQUEST FOR COUNTY BOARD ACTION

YEAR	2023	<input type="checkbox"/>	Resolution Request
		<input type="checkbox"/>	Ordinance Request
		<input checked="" type="checkbox"/>	Information Only
		<input type="checkbox"/>	Report Request

**Requestor/Originator:** Principal Assistant Corporation Counsel- John P. Serketich

**Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading)** John P. Serketich  
 If a person is not in attendance the item may be held over.

**Does the County Executive know of this request:** Yes

**If related to a position or position change, Does the Human Resources Director know of this request:** n/a

**Does this request propose the expenditure, receipt or transfer of any funds?** n/a  
 If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

**Committee/Individual Sponsoring:** Finance & Human Resources

**Date Considered by Committee:** 11/15/2023      **Date of County Board Meeting to be Introduced:** 11/28/2023

**1st Reading:**       **1st & 2nd Reading:**  \*

\* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

**Signature of Committee Chairperson/Designee:** \_\_\_\_\_

**SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:**

Discussion with legal counsel regarding the status of the following current claim: 3B Concessions Inc. (Cindy Kozelou)

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

**SUBJECT MATTER:**

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If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

**THIS FORM MUST BE FILLED OUT COMPLETELY PRIOR TO YOUR APPEARANCE BEFORE A COMMITTEE.**