



City of Racine

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

Meeting Minutes - Draft

Community Development Authority

Monday, March 16, 2026

6:15 PM

City Hall, Room 205

Call To Order

Chair Shakoor, II called the meeting to order at 6:15 p.m.

Adamski, Roman, Hardy, and Cobb Madsen attended the meeting virtually.

PRESENT: 6 - Shakoor II, Vice Chair Adamski, Madsen, Hardy, Esqueda and Roman

EXCUSED: 1 - Mason

Approval of Minutes for the February 16, 2026 Meeting.

A motion was made by Adamski seconded by Esqueda, to approve the minutes from the February 16, 2026, meeting. The motion PASSED by a Voice Vote.

[0223-26](#)

Subject: Consideration of Resolution 26-06, a Determination of Necessity for Acquisition of Properties for the Lincoln-King Neighborhood Redevelopment Project.

Attachments: [Agenda Briefing Memo](#)
[Resolution-26-06](#)

Jeff Hintz, Assistant Director of City Development, reviewed the request. He explained that the Determination of Necessity allows for the actions contemplated in the Lincoln-King Redevelopment Plan to occur. He stated that within the plan there is a prioritization of acquisitions, scenarios in which properties would be considered for acquisition by the CDA, and what types of properties would be considered for acquisition. Hintz stated that the plan expresses the goal of revitalizing the Lincoln-King Neighborhood by rehabilitating homes and providing new housing options within the target area – Douglas Avenue to the east, State Street to the south, High Street to the north, and State Street/Northwestern Avenue on the western boundary. He explained that the plan also provides potential projects for the public realm which includes the replacement of street pavement, alley pavement, sidewalk replacement, street lighting, the planting of street trees, and right-of-way projects. Hintz explained the request for this evening. He stated that two properties that have been determined being necessary for acquisition. Hintz showed a map for the properties – 1112 Frederick Street (currently a yard space with outdoor storage) and 1415 Hamilton Street (a building) – both addresses are connected to the business at 1415 Hamilton Street. Hintz explained directly across the street from these properties will be a 5-unit townhouse. The purpose for the Determination of Necessity would be to acquire at least a portion of the yard space for a berm with some trees on top to help with screening the view for those living in the townhomes. He stated the two properties would be added to the Determination of Necessity.

Hintz explained the recommendation of staff. He stated staff recommends that the Community Development Authority of the City of Racine adopt Resolution 26-06 and the findings contained therein. He explained that there is no fiscal impact to adopt the resolution, however there will be costs (e.g. appraisals, etc.) to acquire the parcels and record documents.

Cobb Madsen asked if staff thought we would ever be able to acquire the business.

Hintz stated that the reason that both parcels were included we would not have to come back to the CDA for changes. He stated if it is possible, the resolution as written would allow us to do so.

Discussion ensued regarding the business and the outdoor storage aspect of the property.

In response to Hardy, Hintz explained that the expense of business relocation.

Adamski asked if there were any concerns with harming the business.

Hintz stated that the idea at this time would be to only acquire the minimum amount of property necessary to construct the berm.

In response to Cobb Madsen, Hintz explained that State Statutes require municipalities (whether it be the CDA or the City of Racine) to pay relocation costs for certain acquisitions.

A motion was made by Hardy, seconded by Roman, to approve the request adopting Resolution 26-06. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 6:29 p.m.