



City of Racine, Wisconsin
AGENDA BRIEFING MEMORADUM

AGENDA DATE:	February 12, 2018 Finance and Personnel Committee
SUBJECT:	Communication from the Manager of Housing and Community Development requesting to conditionally accept up to ten properties from Racine County
PREPARED BY:	Laura Detert, Manager of Housing and Community Development

EXECUTIVE SUMMARY:
 The Racine County Treasurer has legally noticed ten tax-delinquent properties within the City of Racine for in rem foreclosure. If foreclosed and acquired by the County, the County Board of Supervisors may vote to donate properties to the City of Racine.

The City of Racine may formally take action to accept any, or all of, the ten properties, conditioned on the County Board of Supervisors electing to donate.

BACKGROUND & ANALYSIS:
 In January, 2016, the City of Racine sent a letter to Racine County to request that a limited number of properties within the city with tax delinquencies be foreclosed by the County Treasurer via the in rem process as permitted in Wisconsin Statute 75.521. The City has many tax-delinquent properties that could be rehabilitated, developed, and returned to the tax rolls or otherwise used by the community.

Vacant and abandoned property within Racine can be developed directly by City Development using Federal funds (Community Development Block Grant, HOME, etc) or donated to nonprofit groups for development. Any financing or donation requests will be requested independently to the appropriate City of Racine Committee. The following properties may be donated by the Racine County Board of Supervisors and accepted by the City of Racine:

Address	Current Status
1538 Packard Ave	Vacant lot
1521 Packard Ave	Vacant house (boarded)
1100 Park Ave	Vacant house (boarded)
1624 Phillips Ave	Vacant house (boarded)
1602 Phillips Ave	Vacant lot
1101 Grand Ave	Vacant house
1107 Twelfth St	Vacant lot
1204 Highland Ave	Vacant lot
1516 Washington	Vacant commercial lot
1801 Mead St	Vacant commercial building

The City will take the properties in “as-is condition” and assumes the cost, while in ownership, of any remediation, demolition, property maintenance, and other blight mitigation that may be necessary.

These costs/ risks may also be transferred to another organization or developer via contract.

BUDGETARY IMPACT:

The City will insure all properties while holding title and will pay all property maintenance fees (snow removal, mowing, etc). While in City ownership, the properties will not accrue or pay property taxes.

The City will pay all recording fees. No back taxes, liens, or fees may be paid by the City in exchange for the property.

RECOMMENDED ACTION:

To recommend the Common Council accept any, or all of, the listed ten properties if obtained by the County via in rem foreclosure and donated to the City of Racine by the Racine County Board of Supervisors.