



# Community Development Authority

## City of Racine

### AGENDA BRIEFING MEMORANDUM

#### AGENDA DATES:

September 30, 2024, Community Development Authority of the City of Racine  
November 11, 2024, Finance and Personnel Committee  
December 3, 2024, Common Council  
January 13, 2025, Community Development Authority of the City of Racine

**PREPARED BY:** Cathy Anderson, Economic Development & Housing Manager and Jeff Hintz, CNU-A, Assistant Director of City Development

**SUBJECT:** Public Hearing and Consideration of Resolution 25-01 related to property owned by the City of Racine located at 1624 Holmes Avenue, for potential acquisition by the Community Development Authority of the City of Racine (CDA) for blight elimination and redevelopment and that the CDA acquire such property notwithstanding that it is not in an existing redevelopment area.

**SUMMARY:** The property at 1624 Holmes Avenue was acquired by the City of Racine in December of 2018. The city razed (demolished) this property in the summer of 2014 and the lot has remained vacant since that time. The County of Racine foreclosed on this property in 2018 due to nonpayment of taxes and other charges and the lot

#### BACKGROUND & ANALYSIS:

- **Address:** 1624 Holmes Avenue
- **Lot Size:** 4,724 square feet
- **Building Size:** N/A lot is vacant
- **Year Built:** N/A lot is vacant

Because the property is not in a redevelopment area with a redevelopment plan adopted by the City of Racine and its CDA, the CDA must hold a public hearing to discuss the potential acquisition and find that the property should be acquired notwithstanding that it is not in a redevelopment area for the purposes of blight elimination and redevelopment.

City Development proposes to construct a single unit, owner occupied dwelling using HOME funds.

A notice was posted on the property on Friday, September 20, 2024, to comply with the Wisconsin State Statute.

The timeline for this item is as follows:

1. **September 30, 2024 (CDA)** - Public Hearing and determination of blight.
2. **November 11, 2024 (Finance and Personnel Committee)** – Recommendation to the Common Council regarding transfer of the property from the City of Racine, to the CDA.
3. **December 3, 2024 (Common Council)** - Consideration of resolution that includes the following findings:
  - That a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the real estate by the CDA;
  - That a comprehensive redevelopment plan is not necessary to determine the need for the uses of the property after acquisition by the CDA, and



- That a comprehensive redevelopment plan is not necessary to determine the relation of the acquisition to other property redevelopment by the CDA.
4. **January 13, 2025 (CDA)** - Authorization to negotiate and potentially acquire the property.

**RECOMMENDED ACTIONS:**

**September 30 - CDA:** That the Community Development Authority of the City of Racine recommends to the Common Council that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the property at 1624 Holmes Avenue, the uses of the property after acquisition, and the relation of the acquisition to other property redevelopment by the Community Development Authority of the City of Racine and that the property is blighted.

**November 11 – Finance and Personnel:** That the property be transferred to the CDA

**December 3 – Common Council:** That the City of Racine Common Council authorizes the CDA to acquire the property and adopt the resolution which finds:

- That a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the real estate by the CDA;
- That a comprehensive redevelopment plan is not necessary to determine the need for the uses of the property after acquisition by the CDA, and
- That a comprehensive redevelopment plan is not necessary to determine the relation of the acquisition to other property redevelopment by the CDA.

**January 13 – CDA:** That the Executive Director and/or the CDA Chairperson, or their designee(s), be authorized to act on behalf of the CDA, to negotiate, sign, and execute all documents necessary to acquire the property.

**BUDGETARY IMPACT:**

Transfer of the property will require \$30 in recording fees. All future proceeds from the redevelopment, and sale, minus commissions and fees, will be routed back as program income to the HOME program.