



City of Racine

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

Meeting Minutes - Draft

Community Development Authority

Monday, February 17, 2025

6:00 PM

City Hall, Room 303

Call To Order

Vice-Chair Adamski called the meeting to order at 6:00 p.m.

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

EXCUSED: 1 - Shakoor II

Approval of Minutes for the January 13, 2025 Meeting.

A motion was made by Mason, seconded by Hardy, to approve the minutes of the January 13, 2025, meeting. The motion PASSED by a Voice Vote.

[0179-25](#)

Subject: Consideration of Resolution 25-06 authorizing the Deputy Executive Director to lease Community Development Authority owned property at 700, 900, and 1010 Water Street (Water Street property) to MJ Electric, a subcontractor of WE Energies for the purpose of completing a construction project.

Attachments: [ABM - Water Street](#)
[CDA Resolution 25-06](#)

Jeff Hintz, Assistant Director, explained the request. He showed the Authority a map of the site and explained that MJ Electric, a subcontractor of We Energies, proposes to store an office trailer, dumpsters, and employee vehicles on the site during a construction project. They are looking for at least an acre of property on the Water Street sites that would be suitable to use during the project. He stated that refueling vehicles on the site will not be allowed.

Hintz reviewed the recommendation of staff to approve the request of use of the property through CDA Resolution 25-06.

Mason clarified that the request would be to use property somewhere within 700, 900, and 1010 Water Street and not the entirety of the property.

Mason asked if there would be language in the lease agreement that would ensure contaminants would not be left behind at the site.

Hintz stated yes, there would be.

In response to Adamski, Hintz confirmed that there is currently not immediate use for the property.

A motion was made by Mason, seconded by Cobb Madsen, to authorize an

acre of property to be leased to MJ Electric, adopting CDA Resolution 25-06.
The motion PASSED by a Voice Vote.

[0180-25](#)

Subject: Presentation regarding New Markets Tax Credits.

John Stibal, President of First-Ring Industrial, introduced himself and provided information to the Authority regarding New Market Tax Credits (NMTC) and how they may be used in the Lincoln-King Health Clinic and other projects. He explained how different projects would benefit from NMTC and the different developments they have worked on throughout the State of Wisconsin.

Adjournment

There being no further business, the meeting adjourned at 6:47 p.m.