



# Community Development Authority

## City of Racine

### AGENDA BRIEFING MEMORANDUM

**AGENDA DATES:**

March 18, 2024, Community Development Authority of the City of Racine

April 15, 2024, Common Council

May 6, 2024, 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 24-07 related to property owned by Episcopal Diocese of Milwaukee, Inc, located at 2509 Sixteenth Street, 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 2509 Sixteenth Street currently has a structure designed for use as a church. The church has been vacant for some time and has a considerable amount of damage, particularly on the interior that would mean significant costs to get the building to be usable/occupiable.

The plan for the property would be that if there is a finding of blight the building property would be acquired. The building could be razed, and the site repurposed for infill development of dwelling units. Three to four detached unit dwellings would fit on this property, or townhomes could also be built on the lot.

The Episcopal Diocese of Milwaukee has tried to sell the property for some time and approached Department of City Development staff about a possible acquisition. For the CDA to act, this process must be followed.

**BACKGROUND & ANALYSIS:**

- **Address:** 2509 Sixteenth Street
- **Lot Size:** 18,960 square feet (120x158)
- **Building Size:** Roughly 4,600 square feet

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.

A notice was posted on the property on Friday, March 8, 2024, to comply with the Wisconsin State Statute.

The timeline for this item is as follows:

1. **March 18, 2024 (CDA)** - Public Hearing and determination of blight.



2. **April 15, 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.
3. **May 6, 2024 (CDA)** - Authorization to negotiate and potentially acquire the property.

**RECOMMENDED ACTIONS:**

**March 18 - CDA:** That the Community Development Authority of the City of Racine recommends to the Common Council that the property at 2509 16<sup>th</sup> Street be acquired, notwithstanding that it is not in a redevelopment area and that the property is blighted.

**April 15 – 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.

**May 6 – CDA:** That the Executive Director and/or the CDA Chairperson, or their designee(s), be authorized to act on behalf of the CDA, and be authorized 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 CDA.