



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATE: November 6, 2024

PREPARED BY: Jeff Hintz, CNU-A, Assistant Director of City Development

SUBJECT: Consideration of Resolution 24-27 related to property located at 2509 Sixteenth Street, for demolition of the existing building and redevelopment as owner occupied, detached unit dwellings.

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. HOME funds would be utilized to construct 3-4 dwellings on the lot and, when completed, these dwellings would be sold to owner occupants.

BACKGROUND & ANALYSIS:

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

This property was acquired by the CDA on October 10, 2024, for the purposes described to the CDA during the acquisition process as the property is not within a current redevelopment area. A Phase I environmental assessment was completed and nothing of alarm was found on the property. The redevelopment is expected to commence in the late spring, with demolition of the structure taking place over the winter.

RECOMMENDED ACTIONS: 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 take any necessary steps demolish the existing structure and proceed with the construction of detached single unit dwellings on this lot.

BUDGETARY IMPACT: This project would be funded with HOME funds in totality if approved by the CDBG Advisory Committee and Common Council.