

REDEVELOPMENT AUTHORITY  
OF THE  
CITY OF RACINE, WISCONSIN

Resolution No. 06-17

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RESOLUTION DETERMINING PROPERTY TO BE BLIGHTED AND  
SUBMITTING PROPOSED REDEVELOPMENT TO COMMON COUNCIL FOR  
APPROVAL  
(Pointe Blue Project)

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WHEREAS, the properties in the City of Racine, Wisconsin (the "City") described in Exhibit A attached hereto (the "Properties") have been proposed as the site for various public improvements and private development projects; and

WHEREAS, the Properties have been determined by the City staff to be "blighted properties" as defined in Section 66.1333 of the Wisconsin Statutes based on a report prepared by the Department of City Development (the "Report"); and

WHEREAS, this body is advised by the staff of the City that the blight conditions described in the Report have continued; and

WHEREAS, blight elimination, slum clearance, and urban renewal and redevelopment projects on the Properties will protect and promote the health, safety and general welfare of citizens of the City; and

WHEREAS, the Redevelopment Authority of the City of Racine, Wisconsin (the "Authority") proposes to assist the private acquisition and redevelopment of the Properties and to carry out blight elimination and urban renewal projects on the Properties, including the provision of economic development incentives to developers of the Properties and the installation and construction of public improvements on the Properties; and

WHEREAS, pursuant to Section 66.1333(5)(c)1g. and (5)(c)1r. of the Wisconsin Statutes, the Authority may acquire or assist the private acquisition and redevelopment of blighted property without designating a redevelopment area boundary or adopting a redevelopment plan if the Authority obtains advance approval of the Common Council; and

WHEREAS, on November 9, 2006 this body held a duly-noticed public hearing to determine whether the Properties are blighted, at which all interested parties were given an opportunity to express their views respecting the determination of blight for the Properties; and

WHEREAS, this body has studied the facts and circumstances relating to the Properties and the proposed redevelopment of the Properties, consideration having been given, among other items, to the following matters: (i) the definition of "blighted property" contained in Section 66.1333(2m)(bm) of the Wisconsin Statutes, (ii) the Report with respect to the existence of blight

on the Properties in the context of Section 66.1333 of the Wisconsin Statutes, (iii) the past and existing condition of, and the proposed uses of, the Properties, (iv) the goals and objectives of the proposed acquisition of the Properties, and (v) visual inspections of the Properties and surrounding areas by various members of the Authority and by various staff of and consultants to the City; and

WHEREAS, pursuant to the resolution of the Common Council of the City which created this body, this body has all powers, duties and functions set out in Section 66.1333 of the Wisconsin Statutes and shall proceed under Sections 66.1105, 66.1301 to 66.1329, 66.1331, 66.1333 or 66.1337 of the Wisconsin Statutes, with respect to all projects relating to blight elimination, slum clearance, urban renewal and urban redevelopment.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Racine that:

1. The Properties are determined to be "blighted properties" within the meaning of Section 66.1333(2m)(bm) of the Wisconsin Statutes.
2. Subject to the approval of the Common Council, the Authority is authorized to assist the private acquisition and redevelopment of the Properties for the purpose of carrying out blight elimination and urban renewal projects thereon as described in the preamble hereto.
3. The finding of blight and the proposed acquisition and redevelopment of the Properties for the purpose of carrying out blight elimination and urban renewal projects shall be submitted to the Common Council for review and approval.

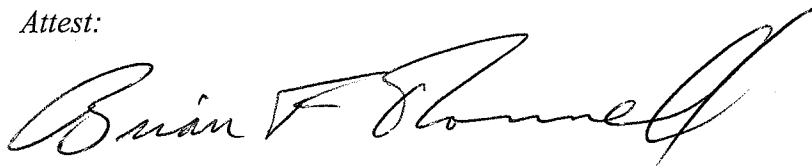
Adopted on: November 9, 2006

Seal

By a Vote of

For:	5
Against:	0
Abstain:	0

Attest:



Brian F. O'Connell, Executive Director

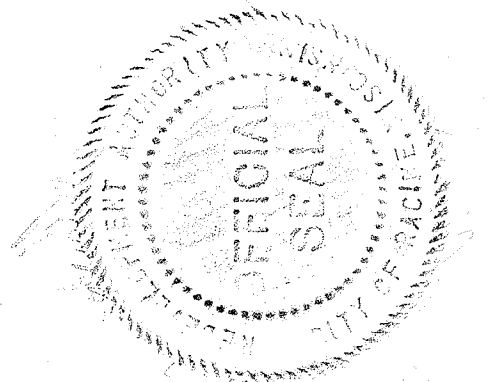


Exhibit A: Description of Properties

Address	Street	Parcel #	Area sq. ft.	Area Blighted	Owner
1129	Michigan Blvd.	2485000	420,459	420,459	City of Racine
90	Reichert Ct.	2485001	39,620	39,620	Pugh W. H. Co.
1001	Michigan Blvd.	2479000	94,917	94,917	Pugh W. H. Co.
39	Reichert Ct.	2473000	169,884	169,884	Pugh W. H. Co.
1144	Michigan Blvd.	2486000	17,668	17,668	Pugh W. H. Co.
1136	Michigan Blvd.	2490000	6,800	6,800	Mc Glown Leora
1115	Chatham St.	2487000	25,045	25,045	Pugh Richard J.
200	Dodge St.	2489000	44,344	44,344	Pugh W. H. Co.
1135	Chatham St.	2491001	5,750	5,750	Pugh W. H. Co.
1131	Chatham St.	2491000	2,875	2,875	Pugh W. H. Co.
1125	Chatham St.	2488000	9,380	9,380	Pugh Richard J.