



# Community Development Authority

## City of Racine

### AGENDA BRIEFING MEMORANDUM

**AGENDA DATES:**

September 29, 2025, Community Development Authority of the City of Racine  
October 7, 2025, Common Council  
October 20, 2025, Community Development Authority of the City of Racine  
October 27, 2025, Finance & Personnel  
November 4, 2025, Common Council

**PREPARED BY:** Walter D. Williams EDFP, MBA Director of City Development

**SUBJECT:** Consideration of Resolution 25-09 related to property owned by River's End Marina, LLC, located at 90 Reichert Ct. 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 90 Reichert Court is currently used for boat storage, with several vessels abandoned and left without titles. This has led to environmental issues, including hazardous substances seeping into the soil, while the property's unsightly condition undermines the ability to attract high-quality development at the neighboring 1129 Michigan Boulevard site.

By acquiring this parcel, last purchased on February 16, 2023, the Community Development Authority (CDA) would have the opportunity to consolidate it with 1129 Michigan Boulevard. This strategic assembly would not only resolve blight and environmental concerns but also create a larger, more attractive site, positioning it as a premier redevelopment opportunity for future investors.

**BACKGROUND & ANALYSIS:**

- **Address:** 90 Reichert Court
- **Lot Size:** 37,117 square feet (.852 acres)

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, September 19, 2025, to comply with the Wisconsin State Statute of at least a 10 day posted notice on the subject property.

The timeline for this item is as follows:

1. **September 29, 2025 (CDA)** - Public Hearing and determination of blight.
2. **October 7, 2025 (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 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. **October 20, 2025 (CDA)** - Authorization to negotiate and potentially acquire the property.
4. **October 27, 2025 (Finance & Personnel)**-Authorization to use TID funds for the acquisition
5. **November 4, 2025 (Common Council)** -Authorization to use TID funds for the acquisition

#### **RECOMMENDED ACTIONS:**

**September 29 - 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 1644 Packard 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.

**October 7 – 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 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.

**October 20 – 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.

**October 27- Finance & Personnel:** consideration of TID funds for use on this project,

**November 4- Common Council:** consideration of Finance & Personnel Committee recommendation

#### **BUDGETARY IMPACT:**

The potential purchase price from the property owner has not been determined at this time.

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.