



City of Racine

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

Meeting Minutes - Draft

Community Development Authority

Monday, October 16, 2023

6:00 PM

City Hall, Room 303

Call To Order

Acting Chair West called the meeting to order at 6:00 p.m.

Michelle Cook, Associate Planner, called the roll.

PRESENT: 4 - Mason, West, Madsen and Hardy

EXCUSED: 2 - Shakoor II and Vice Chair Adamski

Approval of Minutes for the September 18, 2023 Meeting.

A motion was made by Hardy, seconded by Madsen, to approve the September 18, 2023 minutes. The motion **PASSED** by a voice vote.

Approval of Minutes for the October 2, 2023 Meeting.

A motion was made by Madsen, seconded by Hardy, to approve the October 2, 2023 minutes. The motion **PASSED** by a voice vote.

6:00 P.M. PUBLIC HEARING

[1004-23](#)

Subject: Consideration of request by the Community Development Authority of the City of Racine (CDA) through CDA Resolution 23-28 related to property owned by Michael Moradian, located at 821 Lake Avenue, for potential acquisition by the CDA for blight elimination and redevelopment and that the CDA acquire such property notwithstanding that it is not in an existing redevelopment area.

Recommendation of the Community Development Authority on

10-16-23: That the Common Council find that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the real estate at 821 Lake Avenue by the Community Development Authority of the City of Racine, 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.

Fiscal Note: N/A as the CDA will be acquiring the property and City funds will not be used for property acquisition or recording of necessary

documents.

Attachments: [ABM 821 Lake Ave.](#)
[CDA Resolution 23-28](#)
[#1004-23 Resolution](#)

Jeff Hintz, Assistant Director of City Development, presented the item. He displayed the property location map and street view image of the property. He stated that the property has been listed for sale and is a side-by-side duplex that was built in 1874. Further, that one unit is vacant and the other is leased until February 2024. The property has lake views and overlooks Pershing Park. The property does have some deferred maintenance issues and is currently assessed at \$355,000. He reviewed the timeline and staffs recommendation to approve the request.

The public hearing opened at 6:05 p.m.

The owner of 35 Harborview Dr. asked what the property will be used for. Hintz responded that their isn't a plan at this time but it is not zoned for anything more than a duplex.

Alder McCarthy asked the following questions: Are the property taxes current? About how much are the taxes? What is the scope of the deferred maintenance? Hintz responded that the taxes are current, the property taxes are about \$5,000 a year, and there is currently no scope on the deferred maintenance.

There being no further public speakers, the public hearing closed at 6:09 p.m.

A motion was made by West, seconded by Hardy, to adopt CDA Resolution 23-28, approving the request. The motion PASSED by a voice vote.

END OF PUBLIC HEARING

[1005-23](#)

Subject: Consideration of Resolution 23-29 acknowledging applicants for the Neighborhood Tax Incremental District 22 (TID 22) Homeowner Repair and Property Enhancement Program.

Attachments: [ABM TID 22 Applications](#)
[CDA Resolution 23-29](#)

Hintz reviewed the background of TID 22. He stated that TID 22 has been accepting applications since September 5, 2023 and has received a total of 117 applications. The current action is to review 71 new applications, to go with the others from the September 18 meeting. Applications will be accepted until October 31. The next steps are that following the CDA meeting, necessary contracts will be executed between the homeowner, contractor, and CDA, as applicable. Funding will be disbursed directly to contractors upon verification that the contractors have reached the requisite milestones in the project in question. Finally, staff recommends approval of the request.

A motion was made by Hardy, seconded by Madsen, to adopt CDA Resolution 23-29, approving the request. The motion PASSED by a voice vote.

Adjournment

There being no further items, Acting Chair West adjourned the meeting at 6:15 p.m.