



City of Racine

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

Meeting Minutes - Final

Community Development Authority

Wednesday, November 6, 2024

6:00 PM

City Hall, Room 303

Call To Order

Chair Shakoor, II, called the meeting to order at 6:00 p.m.

PRESENT: 5 - Shakoor II, Mason, Vice Chair Adamski, Madsen and Hardy

Approval of Minutes for the September 30, 2024 Meeting.

A motion was made by Adamski, seconded by Cobb Madsen, to approve the minutes of the September 30, 2024 meeting. The motion PASSED by a Voice Vote.

[0971-24](#)

Subject: Consideration of Resolution 24-25 related to the transfer of a property at 928 Wilson Street and construction of a single-unit dwelling for the Lincoln-King Redevelopment project with Acquisitions AWR LLC.

Attachments: [ABM - 928 Wilson Street](#)
[CDA Resolution 24-25](#)

Jeff Hintz, Assistant Director, explained the request and introduced Michael Olszewski with Acquisitions AWR LLC. Hintz showed the property that was recently acquired by the CDA and its location on Wilson Street. He stated the property was acquired from Racine County as a tax foreclosure and that construction, in this sense, meant rehabilitation. He stated that staff went through the property and that inside of the property will be completely redone and is currently not habitable.

Hintz explained that the property, which is in the Lincoln King redevelopment area, was acquired on October 17th specifically for the purposes in the redevelopment plan. He stated that if the CDA approves the request, there would be an agreement in place with Acquisitions AWR LLC which would outline the funding for the construction. He stated that Acquisitions AWR LLC would sell to an owner-occupant once the renovation is completed.

Hintz shared some photos of the work that Acquisitions AWR LLC has done in other communities. He stated if the resolution associated with this item is approved, the property would then be transferred to Acquisitions AWR LLC for the purpose of redevelopment and then an agreement with Acquisitions AWR LLC would be entered into to renovate and sell the single-unit dwelling to an owner-occupant. Hintz explained there is about \$11,000,000 left in the grant for this purpose and that the project would count as part of the 10 rehabs that we would need to do according to the grant for the area.

Adamski asked about a cap or a pricing study regarding the occupants that would be

able to afford to live in the property.

Hintz explained that we are looking from guidance from the CDA regarding the cap for selling the property. He stated that we are limited by how much he would like to invest vs. sale price. He stated we want to keep the price low enough so that an owner-occupant will be able to afford the property.

Olszewski stated that the house would be listed at affordability and the average homebuyer with FHA financing at 3% down would be able to afford to purchase the property.

Hardy asked if he had a specific number in mind.

Olszewski stated that between \$140,000 – \$160,000 market. In response to Hardy, he stated that the house has two bedrooms and that he pulled the comps in the area for the pricing.

Hardy asked if this project went out to bid for the work.

Hintz stated that we have people approach us that want to work so this is how this came about. He stated Habitat for Humanity has done the same thing.

Hardy asked if Olszewski would do the renovation and the realtor portions for the property.

Hintz and Olszewski responded yes.

Chair Shakoor, II asked what year the property was built.

Mason stated most of that neighborhood is from the 1880s, but he is unsure of that house specifically.

Hardy asked about the time frame to complete rehab.

Olszewski stated four months. He stated everything will be gutted from the property and will be brand new.

Hintz stated the house was originally built in 1880 according to Assessor's records.

Brief discussion ensued regarding the condition of the house.

Adamski asked Olszewski if he were looking to work with any local contractors.

Olszewski stated they have their own contractors that they were work with some in Wisconsin and some in the Chicagoland area (in response to Hardy), however, if there are people that are recommended, he has no problem working with them.

In response to Adamski, Hintz stated that the City has the Racine Works program, but due to the nature of this program's funding, it is not a requirement in order do work on this project.

A motion was made by Mason, seconded by Cobb Madsen, to approve the item adopting Resolution 24-25. The motion PASSED by a Voice Vote.

property at 1031 Dr. Martin Luther King Jr. Drive and construction of a single-unit dwelling for the Lincoln-King redevelopment project at Racine Habitat for Humanity.

Attachments: [ABM - 1031 Dr. MLK Jr. Drive](#)
[CDA Resolution 24-26](#)

Hintz explained the request and described the location of the property. He stated that the CDA acquired the property from the County of Racine on October 17th and Habitat for Humanity requested the ability to do some soil compaction testing on the property prior to starting construction. He stated when 1111 West Street had some soil issues Habitat requested the ability to build on 1031 Dr. Martin Luther King Jr. Drive. Hintz stated that he and Steven Madsen, Planning Manager, walked the property and noted several issues including a hole in the roof – the property had a blue tarp on the roof for several years. Habitat will also be building a house at 1105 Dr. Martin Luther King Jr. Drive. Hintz explained that the completion of the units needs to be done by February 2026 to meet the terms of the grant and that Habitat will sell to a first-time owner occupant.

Hintz explained the recommendation from staff for the request.

In response to Cobb Madsen, Hintz stated that there will be two houses next to each other. He stated that Habitat was originally going to build three houses total on West Street, however there was \$200,000 worth of soil work per property that was needed in order to build on the lots.

A motion was made by Mason, seconded by Adamski, to approve the item adopting Resolution 24-26. The motion PASSED by a Voice Vote.

[0973-24](#)

Subject: Consideration of Resolution 24-27 approving the demolition of the existing building and redevelopment as owner-occupied dwelling units at 2509 Sixteenth Street.

Attachments: [ABM - 2509 Sixteenth Street](#)
[CDA Resolution 24-27](#)

Hintz explained the request, showed the church location and reminded the Authority that the Common Council gave us permission to act outside a redevelopment area to acquire the property. He stated we acquired the property for \$1.00 plus closing costs on October 10th. He explained the timeline for the property and stated that we hope to demolish the structure in mid-winter/early spring and to break ground on housing in late spring. He stated the church lot, itself, will have three or four houses and will all be funded by using HOME funds, if approved by the CDBG Advisory Committee and the Common Council.

Hintz explained the recommendation of staff.

A motion was made by Adamski, seconded by Cobb Madsen, to approve the item adopting Resolution 24-27. The motion PASSED by a Voice Vote.

[0974-24](#)

Subject: Consideration of Resolution 24-28 authorizing the acceptance of bids and the negotiation and execution of a contract for the garage build at 1633 West Boulevard.

Attachments: [ABM - 1633 West Boulevard](#)
 [CDA Resolution 24-28](#)

Hintz explained the request and showed a photo of the house while it was under construction. He stated that the house is now finished and sold to an owner-occupant for \$305,000. He stated that the contract did not include a garage that was supposed to go with the property and this resolution would allow staff to complete the garage that we are legally obligated to provide them. He stated the garage build for the property went out to bid and closed on October 4th at 2:00 p.m. He stated two bids were received and the lowest bid was received from Double D Construction Inc, who has built some of our houses in the City.

Hintz explained the amounts of the bids received and staff's recommendation.

Discussion ensued about the house price and the size of the lot.

A motion was made by Mason, seconded by Cobb Madsen to approve the item, adopting Resolution 24-28. The motion PASSED by a Voice Vote.

[0975-24](#)

Subject: Consideration of Resolution 24-29 authorizing the acceptance of bids and the negotiation and execution of a contract for Contract 2024175, Demolition of 725 Lake Avenue.

Attachments: [ABM - 725 Lake Avenue](#)
 [CDA Resolution 24-29](#)

Hintz explained the request and stated the project had to be rebid. He stated the bid closed on September 18th and presented the bids received. He stated that a site walkthrough was conducted, and New Berlin Grading was the lowest qualified bidder for the project.

He explained staff's recommendation and the fiscal note. He stated staff recommends that the contract be awarded to New Berlin Grading with a base bid of \$1,082,087. He stated CDBG funds and Tax Incremental District #9 and #17 sharing will be used for the demolition.

Hintz explained there was another bidder who was disqualified because they submitted a bid that was inaccurate and had some fair labor standards violations.

In response to Shakoor, II, Hintz stated that we are hopeful that the building should be down by May 31st.

Adamski asked about any potential remediation concerns at the property.

Hintz stated we do not have any known knowledge of soil contamination at the property, but if there is some, we work to clean it up.

A motion was made by Mason, seconded by Hardy, to approve the item, adopting Resolution 24-29. The motion PASSED by a Voice Vote.

[0976-24](#)

Subject: Consideration of Resolution 24-30 authorizing the acceptance of the renewal contract for snow removal and de-icing services for properties owned by the City of Racine and its Community Development

Authority.

Attachments: [ABM - Snow Removal Contract](#)
[CDA Resolution 24-30](#)

Hintz explained the request and stated last year we did a contract with D's Professional Lawn Care for snow and de-icing services. He stated that it was bid out as commercial and residential properties with an option to extend the contract for one year for four consecutive years. He explained we did not have any issues with D's Lawn Care and showed the pricing details of the contract. Hintz explained that staff's recommendation is to extend the contract for one year.

A motion was made by Mason, seconded by Hardy, to approve the item adopting Resolution 29-30. The motion PASSED by a Voice Vote.

[0977-24](#)

Subject: Consideration of Resolution 24-31 related to an extension of a professional services agreement for the Lincoln-King redevelopment project with TerraVentuer Advisors LLC.

Attachments: [ABM - TerraVenture](#)
[CDA Resolution 24-31](#)

Hintz explained the request and stated this is intended to be the final action in terms of the work TerraVenture has left. He explained that TerraVenture works with the tenants and doing the relocation services for the Lincoln King project. He stated the estimate was based on the number of properties that we have left to acquire.

Hintz explained staff's recommendation and stated that the funds come from the professional services portion of the Lincoln King grant.

A motion was made Adamski, seconded by Cobb Madsen, to approve the item adopting Resolution 24-31. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 6:41 p.m.