



City of Racine

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

Meeting Minutes - Draft

Community Development Authority

Monday, April 22, 2024

6:00 PM

City Hall, Room 303

Call To Order

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

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

EXCUSED: 1 - Madsen

Approval of Minutes for the March 18, 2024 Meeting.

A motion was made by West, seconded by Mason, to approve the minutes of the March 18th meeting. The motion PASSED by a Voice Vote.

[0361-24](#)

Subject: Consideration of Resolution 24-09 approving the lease of property owned by the Community Development Authority of the City of Racine (CDA) at 734 S. Marquette Street and property at 1112 Villa Street to the Racine Urban Garden Network for the use of a community garden.

Attachments: [Staff Memo](#)
[CDA Resolution 24-09](#)

Jeff Hintz, Assistant Director, introduced the request. He showed photos of the urban garden sites at 734 S. Marquette Street and at 1112 Villa Street and stated that the City Attorney's office has reviewed the agreements and made some changes. Hintz explained that the goal would be to trickle back the City/CDA-owned lots used for community gardens with potentially removing the gardens from certain sites. He explained that the lease will be a one-year lease with a 30-day cancellation clause for either party to be able to cancel the agreement. Hintz explained that the Racine Urban Garden Network (RUGN) would be required to maintain the grass and snow for the lots. He stated some items were added to this year's contract that were not in previous years' contracts.

Hintz explained the staff recommendation; staff recommends that the Executive Director of the City Attorney's Office be authorized to enter into a lease agreement with RUGN or the RK/CAA for the urban garden sites mentioned above. He explained that operational expenses, including snow removal and lawn care, would be saved for the maintenance of the properties. Staff recommends the executive director or the city attorney's office to enter into a lease agreement with RUGN or the Racine/Kenosha Community Action Agency (R/K CAA). He stated this particular lease would be with RUGN.

Mason states stated the long term goal would be to have this be a function of the

Parks Department. He stated it was a good idea to do the annual renewal as it would be a good use of space as we are waiting for redevelopment to happen. He stated that RUGN has been receptive to conversations with City staff about the lots.

Hintz explained that the gardens will not cover as much as shown in the previous images. He stated that they will move the gardening a little bit farther from the sidewalk.

Brief discussion ensued about other potential properties not ready for redevelopment.

West asked if the people who used the urban garden locations were aware that it was temporary.

Hintz stated that it is staff's understanding that those who use the gardens understand it is temporary.

West stated that he just wanted to make sure that they were aware that the space was temporary. He explained that Caron Butler and Zoe are heavily involved in the site on 1112 Villa Street.

Mason discussed the potential of the redevelopment on both sites.

A motion was made by Adamski, seconded by Hardy, to adopt CDA Resolution 24-09, approving the right to enter into an agreement with RUGN and/or RK/CAA for the lease of property owned by the CDA for the use of a community garden. The motion PASSED by a Voice Vote.

[0362-24](#)

Subject: Consideration of Resolution 24-10 authorizing the acquisition of a vacant property owned by the City of Racine and located at 1644 S. Memorial Drive 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.

Attachments: [Staff Memo](#)
[CDA Resolution 24-10](#)

Hintz introduced the item and showed the Authority a map of the property being requested for potential acquisition. He explained that the CDA recently renovated the property across the alley on Packard Avenue.

Hintz showed the timeline for the property acquisition and explained staff's recommendation. He stated that, traditionally, the City has charged \$1.00 for the transfer of property.

Adamski asked about the history of the property.

In response to Mason, Hintz pulled an image of the property on google maps and discussed how the City acquired property. Hintz explained that the system that the property was listed in was a function of the Housing and Urban Development (HUD) and Community Development Block Grant (CDBG) funds may be used to build housing on the site.

Mason stated that there has been some houses that have been redeveloped in the

area and mentioned the Gold Metal Lofts redevelopment. He stated a good effort has been made to stabilize the neighborhood and the acquisition of the property does fit into some efforts done in the neighborhood.

Walter Williams, Executive Director, explained the details of the Integrated Disbursement and Information System (IDIS) in relation to HUD that was previously mentioned.

A motion was made by West, seconded by Hardy, to approve CDA Resolution 24-10, authorizing the acquisition of vacant property located at 1644 S. Memorial Drive. The motion PASSED by a Voice Vote.

[0363-24](#)

Subject: Consideration of Resolution 24-11 authorizing the acquisition of property owned by the owned by the Episcopal Diocese of Milwaukee, Inc. and located at 2509 Sixteenth Street 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.

Attachments: [Staff Memo](#)
[CDA Resolution 24-11](#)

Hintz explained the request. He stated the Council did authorize the executive director of the CDA to negotiate and potentially acquire the property. He stated that if this is approved, staff would like to begin the negotiations to possibly acquire the property. Hintz explained the redevelopment potential of the site. He stated three homes could be built on the site with the structure or possibly four homes with the demolition of the building currently on the site. He stated staff is recommending approval to begin negotiations on the property; nothing will be purchased, however, the item will be back once staff negotiates a possible purchase price. Explained the redevelopment potential of the site, could potentially building three homes with the structure or possibly four with the demolition of the building. Stated we are recommending approval for staff to begin the negotiations.

Mason asked about the acreage on the site.

Hintz stated it is approximately 1/3 of an acre.

Discussion ensued about the condition of the building.

Hardy asked if we have already determined it blighted from the last meeting.

Hintz stated, yes.

Shakoor, II, asked if the houses would include garages.

Hintz stated the specs could be written up that way to include garages.

A motion was made by West, seconded by Hardy, to approve CDA Resolution 24-11 authorizing the acquisition of property owned at 2509 Sixteenth Street. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned on a motion by West, seconded by Hardy, at 6:27 p.m.