



City of Racine

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

Meeting Minutes - Draft

Community Development Authority

Monday, May 19, 2025

6:00 PM

Call To Order

Chair Shakoor, II, called the meeting to order at 6:02 p.m.

PRESENT: 4 - Shakoor II, Mason, Vice Chair Adamski and Hardy

EXCUSED: 3 - Madsen, Esqueda and Roman

Approval of Minutes for the February 17, 2025 Meeting.

A motion was made by Mason, seconded by Hardy, to approve the minutes of the February 17, 2025 Meeting. The motion **PASSED** by a Voice Vote.

Approval of Minutes for the March 17, 2025 Meeting.

A motion was made by Mason, seconded by Hardy, to approve the minutes of the March 17, 2025 meeting. The motion **PASSED** by a Voice Vote.

6:00 P.M. PUBLIC HEARING

[0517-25](#)

Subject: Communication from the Assistant Director of City Development, through Resolution 25-09, related to property owned by Sherrill Aukland, located at 1644 Packard Avenue, 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.

Recommendation of the Community Development Authority on

05-19-25: 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 1644 Packard Avenue Drive 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.

Further, that the Community Development Authority of the City of Racine be permitted to acquire such real estate notwithstanding that it is not

within an existing redevelopment plan area.

Fiscal Note: N/A

Attachments: [Staff Memo](#)
 [CDA Resolution 25-09](#)
 [#0517-25 Resolution](#)

Jeff Hintz, Assistant Director, explained the request. He explained that this is a public hearing for the potential acquisition of property at 1644 Packard Avenue. Hintz showed the location of the property and explained that the property has operated as a rooming house/short-term rental. The building contains one structure and a garage that was built in 1912. He explained there were 21 code enforcement responses in the last five years, 100 police calls for service in the same timeframe, and 26 Fire and EMS calls in the last five years. He stated the property is currently listed for sale, however, for staff to be able to approach the seller and negotiate on a price, the CDA will have to declare it blighted with that recommendation would have to be sent to the Common Council. Hintz stated that today is the public hearing to declare the property blighted and on June 3rd the request would go to the Council with a resolution that would indicate a comprehensive redevelopment plan is not required to acquire the property or to figure out its uses once it is acquired. This item would return to the June 16th CDA meeting to allow Director Walter Williams or Hintz to negotiate and potentially acquire the property. Hintz explained that staff is recommending adoption of Resolution 25-09 to allow that the property be acquired notwithstanding that it is not in a redevelopment area and to declare the property blighted. He stated a potential purchase price has not been determined at this time, however, the property is listed on the market for \$187,000.00. He stated a price would be negotiated if the item is successful.

Shakoor, II opened the public hearing at 6:07 p.m.

No one was present to speak.

Shakoor, II closed the public hearing at 6:07 p.m.

Discussion after the motion: Adamski asked how long the building has been for sale.

Williams stated roughly 2 months. He stated that the property was discussed at an internal staff meeting. He stated the purpose of acquisition would be to demolish the current structure to build a single-family home.

A motion was made by Mason, seconded by Hardy, to adopt Resolution 25-09 related to property located at 1644 Packard Avenue for potential acquisition and that the CDA acquire such property notwithstanding that it is not in an existing redevelopment area. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARING

0518-25

Subject: Consideration of Resolution 25-10 submitting bid results for the Demolition of 516 Eleventh Street and authorizing the contract be awarded to FireBird Construction, LLC, they being the lowest responsive, responsible bidder.

Attachments: [Staff Memo](#)
 [CDA Resolution 25-10](#)

Hintz explained the request. He stated that the project was bid out by the Department of Public Works with bids due on April 28th at 2:00 p.m. He reminded the CDA that there are two structures on the lot so the bid was to demolish both of those structures. He stated staff's recommendation is that Firebird Construction be awarded the bid at their amount of \$36,200.00.

Mason asked about the responsibility of the bidder.

Hintz stated that staff has not received anything to date for the current project. He stated the company does do work for St. Francis and the City of Milwaukee.

In response to Adamski, Hintz stated the company is Milwaukee-based.

Shakoor, II asked about the range of the bid results.

Hintz explained that a possible reason may be that some of the bidders may not have conducted a site visit prior to bidding on the project.

Discussion ensued about potential concerns regarding the bids received.

A motion was made by Mason, seconded by Hardy, to approve the item and its corresponding Resolution 25-10. The motion PASSED by a Voice Vote.

[0519-25](#)

Subject: Consideration of Resolution 25-11 submitting bid results for the Demolition of 2509 Sixteenth Street and authorizing the contract be awarded to FireBird Construction, LLC they being the lowest responsive, responsible bidder.

Attachments: [Staff Memo](#)
 [CDA Resolution 25-11](#)

Hintz explained the request and the range of the bids received for the project. He stated the low bid was Firebird Construction at \$249,000.00 and the upper bid was Jaramillo Contractors at \$510,000.00. While Firebird Construction was the lowest bid, staff is going to review progress on the previous item's project prior to awarding the bid.

Mason suggested deferring the item.

A motion was made by Mason, seconded by Hardy, to defer the item. The motion PASSED by a Voice Vote.

[0520-25](#)

Subject: Communication from the Assistant Director of City Development, through Resolution 25-12, submitting change order #1 to Contract 2024175 Demolition of 725 Lake Avenue CDBG.

Recommendation of the Community Development Authority on 03-18-24: That the request for Change Order #1 to Contract 2024175 Demolition of 725 Lake Avenue CDBG, be approved.

Further, that City Staff, the Executive Director and/or Chairman of the

Community Development Authority of the City of Racine (CDA), or their designee(s), be authorized to pay for the work outlined in the change order and increase the amount of the contract on behalf of the CDA with New Berlin Grading, Inc. for the demolition of the building at 725 Lake Avenue.

Fiscal Note: The cost for the change order is \$236,242.50. Funds will be shared from Tax Incremental District (TID) No. 9 (Johnson Building) to TID No. 17 (Porters) and then spent under the 1/2 mile provision out of TID No. 17. This expenditure is allowable within both the TID No. 9 and TID No. 17 project plans.

Attachments: [Staff Memo](#)
 [CDA Resolution 25-12](#)
 [#0520-25 Resolution](#)

Hintz explained the request along with a timeline of the project. He stated work began in January 2025; the CDA formally acquired the property in March 2024. He explained the testing of asbestos and other materials that occurred, as required by the Wisconsin Department of Natural Resources (WDNR). He stated the change order requested is to cover the additional sampling visits and removal and treatment of the additional asbestos and other hazardous materials found during the demolition process. He stated that the total amount of the change order is \$236,242.50. He stated that the funds are available and will be shared from Tax Incremental District (TID) No. 9. He stated the request to share from the TID will go to the Common Council meeting in June.

A motion was made by Mason, seconded by Hardy, to approve the item and its corresponding Resolution 25-12. The motion PASSED by a Voice Vote.

[0521-25](#)

Subject: Consideration of Resolution 25-13 authorizing We Energies to establish an easement on Community Development Authority (CDA) owned property at 1100 and 1104 Dr. Martin Luther King Jr. Drive.

Attachments: [Staff Memo](#)
 [CDA Resolution 25-13](#)

Hintz explained the request and stated that the easement would be needed due to the vacation of West Street. He stated We Energies needed a secondary location for undergrounding utilities from the North. He stated a line will be undergrounded from Hamilton Street all the way down to the existing community center on Dr. MLK Jr. Drive. He stated that there is a formal easement document that the Director would have to sign.

Hardy asked if all of the utilities in the area were going to be underground.

Hintz we are working on undergrounding the telecommunication facilities.

Discussion ensued about the plans for undergrounding utilities for the Lincoln-King Redevelopment project in the area.

A motion was made by Mason, seconded by Hardy, to approve the item and its corresponding Resolution 25-13. The motion PASSED by a Voice Vote.

[0522-25](#)

Subject: Consideration of Resolution 25-14 authorizing a lease of Community Development Authority (CDA) owned property at 500 Walton Avenue to LaLonde Contractors for the purpose of completing a paving construction project on Main Street.

Attachments: [Staff Memo](#)
 [CDA Resolution 25-14](#)

Hintz explained the request to use CDA-owned property at 500 Walton Avenue due to the road construction taking place on N. Main Street

He stated the front loaders and other materials had to be removed from the site and the request will be to store the steel baskets on the site. He stated they will not be refueling on the property and that the lease has an "out" in case there is interest in the property.

In response to Mason, Hintz said \$200.00 was the offer submitted by the company. He stated the CDA could impose a higher fee, if requested.

In response to Hardy, Hintz explained that if the CDA did not approve the lease, the items for the paving project may be stored in the street; there would just be less street parking for residents. He stated they are just planning to use the surface parking lot towards the rear of the lot.

Mason suggested doing a three-month lease with the possibility of extending it for another three months and charging \$500.00/month. He explained that this is the block where the 4th of July Parade is staged. He stated, separate from this, we may want to establish a lease rate for our empty properties.

Discussion ensued about the redevelopment potential of the site and the environmental status on the property.

A motion was made by Mason, seconded by Hardy, to approve the item modifying the proposal with a 90-day contract with the ability to extend it 90 days with the approval of both parties and increasing the amount of the lease to \$500/month and clarifying that there be no parking on side streets on July 3rd and 4th. The motion PASSED by a Voice Vote.

[0537-25](#)

Subject: Consideration of Resolution 25-15 authorizing a facade grant and approving the design for a restoration project at 1652 Douglas Avenue.

Attachments: [Staff Memo](#)
 [Applicant Submittal](#)
 [CDA Resolution 25-15](#)

Hintz and Michelle Cook, Associate Planner, explained the request. Hintz explained the project and stated that the request includes stabilizing the brick and raising the knee wall with brick to help stabilize the building. He explained that the CDA reviews façade grants not within the downtown area.

Hintz showed a rendering of the proposed improvements and explained the bids that

were received. Based on the bids received, the project would be eligible for the full amount of \$10,000.00.

Cook reviewed staff's recommendation for approval of the design and façade grant. She explained that this would be the first façade grant of the year.

In response to Hardy, Cook stated that the brick choice will be the one that is closest to the brick currently on the building.

A motion was made by Mason, seconded by Hardy, to approve the item and its corresponding Resolution 25-15 with the condition that the bricks have to match the existing bricks on the building. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned on a motion by Mason, and seconded by Hardy, at 6:44 p.m.