



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Draft

### Community Development Authority

---

Monday, September 29, 2025

6:00 PM

City Hall, Room 303

---

**The meeting will commence at 6:00 p.m., or immediately following the conclusion of the Finance and Personnel Committee.**

#### Call To Order

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

#### Approval of Minutes for the July 14, 2025 Meeting.

**A motion was made by Mason, seconded by Esqueda, to approve the minutes of the July 14, 2025 meeting. The motion PASSED by a Voice Vote.**

#### 6:00 P.M. PUBLIC HEARING

1003-25

**Subject:** Communication from the Assistant Director of City Development, through Resolution 25-18, related to property owned by River's End Marina, LLC, located at 90 Reichert Court, 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 09-29-2025:** 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 90 Reichert Court 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:** The potential purchase price from the property owner has not been determined at this time. Transfer of the property will require \$30.00 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.

- 
- Attachments:      [Agenda Briefing Memo](#)  
[CDA-Resolution 25-18](#)  
[#1003-25 Resolution](#)

*Jeff Hintz, explained the request and gave a summary of the property for potential acquisition by the CDA. He stated that the property is currently used for boat storage with several vessels abandoned and left without titles which has led to environmental issues. He explained by acquiring this property, the CDA would have the opportunity to consolidate it with 1129 Michigan Blvd. making it a more developable site.*

*Hintz explained the timeline for potential acquisition explaining that tonight is the public hearing with the request going to the Common Council in October.*

*Hintz explained that staff recommends that the Community Development Authority of the City of Racine recommends to the Common Council that the property at 90 Reichert Court be acquired, notwithstanding that it is not in a redevelopment area and that the property is blighted.*

*Shakoor, II opened the public hearing.*

*Shakoor, II closed the public hearing.*

**A motion was made by Esqueda, seconded by Hardy, to recommend to the Common Council that the CDA that the property at 90 Reichert Court be acquired, notwithstanding that it is not in a redevelopment area and that the property is blighted. The motion PASSED by a Voice Vote.**

## END OF PUBLIC HEARING

[1004-25](#)

**Subject:** Communication from the Assistant Director of the Department of City Development, on behalf of the Executive Director of the Community Development Authority submitting change order #2 to Contract 2024175 Demolition of 725 Lake Avenue CDBG.

**Recommendation of the Community Development Authority on 09-30-2025:** That Change Order #2 to Contract 2024175 be approved in the amount of \$179,258.63 to close out this project. Further that City Staff, the Executive Director of the CDA, and/or the Chairman of the 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:** \$179,258.63 will be shared from TID #9 (Johnson Building) to TID #17 (Porters) and then spent under the ½ mile provision out of TID #17. This expenditure is allowable within both the TID #9 and TID #17 project plans. Final cost of the project will be \$1,497,588.13 with funding allocated as follows: TID #9: \$760,676.42 and CDBG: \$736,911.71. Funds are available in TID #9 and have been anticipated in all TID

modeling and reports to the Joint Review Board.

Attachments: [Agenda Briefing Memo](#)

[CDA Resolution 25-19](#)

[#1004-25 Resolution](#)

*Hintz explained the reasons for and the costs of the change order which included the removal of chemicals that could not be landfilled, stabilizing property adjacent to the right-of-way, and repair of restoration of the 8th Street right-of-way parking area due to the wall collapse.*

**A motion was made by Esqueda, seconded by Hardy, to adopt CDA Resolution 25-19, approving change order#2 to Contract 2024175 Demolition of 725 Lake Avenue CDBG. The motion PASSED by a Voice Vote.**

[1005-25](#)

**Subject:** Consideration of Resolution 25-20 authorizing the Executive Director of the Community Development Authority to access funds in the form of a 0% interest loan from the City of Racine's US EPA Brownfield Cleanup Revolving Loan Fund to assist in the environmental remediation of 526 Marquette Street.

Attachments: [Agenda Briefing Memo](#)

[CDA Resolution 25-20](#)

*Hintz explained the request explaining that City/CDA staff is looking to access funds from the City's Brownfield Cleanup Revolving Loan fund for the environmental remediation at 526 Marquette Street. He briefly explained the property's history and explained that the funding would be in the form of a 0% interest loan, payable upon the sale of the property.*

**A motion was made by Mason, seconded by Hardy, to adopt CDA Resolution 25-20 approving the request. The motion PASSED by a Voice Vote.**

[1006-25](#)

**Subject:** Communication from the Assistant Director of the Department of City Development for the consideration of Resolution 25-21 Neighborhood Tax Incremental District Infrastructure Funding Policy.

**Recommendation of the Community Development Authority on 09-29-2025:** That the Neighborhood Tax Increment District Policy - Uses of Infrastructure Funds (Policy), be approved. Further, that the Common Council of the City of Racine adopt a resolution authorizing the CDA to consider and allocate funds in accordance with CDA Resolution 25-21.

**Fiscal Note:** 25% of annual Neighborhood TID increment in existing TID numbers 22, 23, 27, 28, and 31 and any future Neighborhood TID area will be reserved and allocated for purposes outlined in the Policy.

Attachments: [Agenda Briefing Memo](#)

[CDA Resolution 25-21](#)

[#1006-25 Resolution](#)

*Hintz introduced the request.*

*Discussion took place regarding how the TID Infrastructure policy and how funds would be utilized in the city's TID areas.*

**A motion was made by Hardy, seconded by Cobb Madsen, to adopt CDA Resolution 25-21, approving the request. The motion PASSED by a Voice Vote.**

## CLOSED SESSION

**A motion was made by Hardy, seconded by Mason, to go into closed session. The motion PASSED by the Following Vote:**

**Ayes: Hardy, Cobb Madsen, Mason, Esqueda, and Shakoor II**

It is intended that the Community Development Authority of the City of Racine will meet in closed session pursuant to Wisconsin Statutes Sec. 19.85 (1) (e), regarding deliberating or negotiating the purchase of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

**1007-25      Subject: Consideration of an offer to purchase CDA-owned property at 516 - 11th Street/1047 Villa Street.**

## OPEN SESSION

**A motion was made by Hardy, seconded by Mason, to go reconvene into open session. The motion PASSED by the Following Vote:**

**Ayes: Hardy, Cobb Madsen, Mason, Esqueda, and Shakoor II**

The Community Development Authority of the City of Racine will return to open session and may take action on items discussed in closed session.

**1007-25      Subject: Consideration of an offer to purchase CDA-owned property at 516 - 11th Street/1047 Villa Street.**

**A motion was made by Hardy, seconded by Cobb Madsen, to approve the request as discussed in Closed Session. The motion PASSED by a Voice Vote.**

## Adjournment

*There being no further business, the meeting adjourned at 6:50 p.m.*