



City of Racine

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

Meeting Minutes - Draft

Community Development Authority

Thursday, August 8, 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: 4 - Shakoor II, Mason, Vice Chair Adamski and Hardy

EXCUSED: 2 - West and Madsen

Approval of Minutes for the May 20, 2024 Meeting.

A motion was made by Mason, seconded by Hardy, to approve the minutes of the May 20, 2024 meeting. The motion PASSED by a Voice Vote.

[0616-24](#)

Subject: Consideration of Resolution 24-15 authorizing and directing the Executive Director to undertake all actions necessary to negotiate and effect the purchase of 516 Eleventh Street (including 1047 Villa Street), Racine, Wisconsin, from JPMorgan Chase Bank, National Association, Inc., by the Community Development Authority of the City of Racine.

Attachments: [Staff Memo](#)
[CDA Resolution 24-15](#)

Jeff Hintz, Assistant Director, explained the request. He reminded the Authority of the property's location, on the corner of Eleventh and Villa Streets, and stated there are two buildings located on the lot. Hintz explained the timeline of activities related to the property's acquisition. He stated a public hearing was held regarding the acquisition several meetings ago, the Common Council then authorized the CDA to be able to move forward with potential acquisition of the property, and tonight's step is for the CDA to consider giving Mr. Walter Williams, the Executive Director, the ability to negotiate with the bank to obtain the property. Hintz explained that if an agreement with the owner of the property is reached, staff will return to the CDA with what the terms would potentially be prior to any money being spent.

Hintz gave a brief background of some of the issues with the property and explained staff's recommendation to adopt the resolution to authorize the executive director to negotiate to acquire the property. He stated the transfer will require \$30.00 in recording fees and a price will have to be negotiated with Chase Bank.

Discussion after the motion: Alder Coe stated that this is 40 years in the making and stated he has 600 pages of reasons why the houses need to go away. He explained it's been 600 pages within a 10-year period of thousands of police calls. He has bullet holes in my house three times from that house, they have caused nothing but grief and the neighbors have lived through hell. He stated he just wants to see the properties

town down and explained that because of the delays of the CDA not being able to get quorum, there is a for sale sign on the property. He urged the commission to move forward with acquiring the properties.

A motion was made by Mason, seconded by Hardy, to approve CDA resolution 24-15 authorizing Walter Williams as Executive Director of the CDA to undertake all actions necessary to negotiate and affect the purchase of 516 11th Street including 1047 villa St. from JP Morgan Chase bank National Association. The motion PASSED by a Voice Vote.

[0617-24](#)

Subject: Consideration of Resolution 24-16 acknowledging applicants for the Neighborhood Tax Incremental District 27 (TID 27) Homeowner Repair and Property Enhancement Program.

Attachments: [Staff Memo](#)
 [CDA Resolution-24-16](#)

Hintz explained the request. He stated that this is the first year for TID 27 to have increment available. He showed the boundary of the TID and explained that there is a repair and enhancement program. He stated that the maximum funding is \$10,000 per property and based on the volume of applications received, it will essentially be \$10,000 per property and applicants will need to pay an approved amount based on if their projects are repair or enhancements. He reminded the CDA that repairs require a 10% match and enhancements require a 50% match. He explained the boundaries of TID 27 and explained there were 128 applications that were submitted for TID 27. Out of the 128 applications received, 48 selected a contractor and 61 have requested a staff inspection. He stated staff has moved the TIDs as far along as possible before the CDA formally takes action. He stated following the CDA meeting, staff will do the necessary inspections and begin signing contracts. Hintz explained the staff recommendation and fiscal note; he stated TID 27 generated funds to support 95 applications in 2024, however, the remaining applications will be funded in 2025.

A motion was made by Mason, seconded by Hardy, to approve item 0617-24 and Resolution 24-16 acknowledging the applications for the Neighborhood Tax incremental District 27 Homeowner Repair and Property Enhancement program. The motion PASSED by a Voice Vote.

[0618-24](#)

Subject: Consideration of Resolution 24-17 acknowledging applicants for the Neighborhood Tax Incremental District 28 (TID 28) Homeowner Repair and Property Enhancement Program.

Attachments: [Staff Memo](#)
 [CDA Resolution-24-17](#)

Hintz explained the request and the boundaries of TID 28. He stated 92 applications were received for the 2024 cycle and approximately 10 had selected a contractor and 28 had requested a staff inspection. He explained that staff's recommendation is that the CDA acknowledge all applications received for TID 28, authorizing staff to implement the program by taking the necessary actions to successfully allocate the funds. Hintz stated that TID 28 generating funding to support 50 applications for 2024, remaining applications will be funded in 2025.

A motion was made by Mason, seconded by Hardy, to approve item 0618-24 and Resolution 24-17 acknowledging applicants for the Neighborhood Tax Incremental District 28 Homeowner Repair and Property Enhancement

program. The motion PASSED by a Voice Vote.

[0619-24](#)

Subject: Consideration of Resolution 24-18 related to an extension of a professional services agreement with the Concord Group for the Lincoln-King Redevelopment Project.

Attachments: [Staff Memo](#)
[CDA Resolution 24-18](#)

Hintz explained the request and stated in January 2024 staff procured the development services of the Concord Group to assist with the Lincoln King Redevelopment project. He stated that the Concord Group is also working with the City for some planning as related to the Community Center and Clinic. In terms of their agreement with the CDA, they have helped with financial management as related to construction and planning. He stated that the Concord Group has knowledge and experience that City staff does not in terms of building 40 houses at once. He stated that we are currently working with the Concord Group to prepare and RFP and we have a draft that is very close to being ready. He stated staff is requesting to extend the agreement through the rest of the year. He explained that the Lincoln King Neighborhood Redevelopment grant does allow for professional services and stated that the entire grant is about \$15 million, with a City match.

A motion was made by Mason, seconded by Hardy, to approve item 0619-24 this is consideration and approval of Resolution 24-18 related to an extension of the professional services agreement with the Concord Group for the Lincoln King Redevelopment project. The motion PASSED by a Voice Vote.

[0672-24](#)

Subject: Consideration of Resolution 24-20 authorizing the Executive Director of the Community Development Authority of the City of Racine (CDA) to accept a residential offer to purchase CDA-owned property at 1633 West Blvd.

Attachments: [ABM - 1633 West Blvd](#)
[CDA Resolution 24-20](#)

Hintz explained the request and stated that in September of 2023 the CDA approved acquiring the property at 1633 West Boulevard from the City and since then, we have built a house on the lot. He stated that staff received an offer to purchase the property for \$305,000, we listed the property for \$299,900 and construction costs were right around \$324,000. He stated staff is recommending that the CDA accept the residential offer to purchase the property at 1633 West Boulevard and pulled up pictures of the property.

Chair Shakoor, II asked about the offer received on the property.

Mason clarified that it cost [\$324,000] to build the house and an offer of \$305,000 was received. He stated if you compare it to Lincoln King, we will probably spend \$350,000-\$400,000 on each unit and we are hoping to get \$200,000. He stated it is getting us closer to a space where the market is working naturally on its own. He stated its not quite there, but it's getting close.

A motion was made by Mason, seconded by Hardy to approve item 0672-24 consideration of Resolution 24-20 authorizing the executive director of the CDA of the City of Racine to accept a residential offer to purchase CDA-owned

property at 1633 West Boulevard. The motion PASSED by a Voice Vote.

CLOSED SESSION

Chair Shakoor, II read the Closed Session language

It is intended that the Community Development Authority 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 and pursuant to Wisconsin Statutes Sec. 19.85(1)(g) to discuss strategy for litigation in which the Community Development Authority of City of Racine is or is likely to be involved.

At 6:16 p.m. a motion was made by Mason, seconded by Hardy, to go into Closed Session. The motion PASSED by the following vote:

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

EXCUSED: 2 - West and Madsen

0620-24

Subject: Consideration of Resolution 24-19 authorizing and directing the Executive Director to undertake all actions necessary to enter into a purchase agreement on behalf of the Community Development Authority of the City of Racine for the property at 2509 Sixteenth Street.

0622-24

Subject: Communication from the City Attorney requesting to appear before the Community Development Authority to provide an update regarding *Fagan, et al, v. City of Racine, et al*, Racine County Case No. 2024-CV-0223.

OPEN SESSION

The Community Development Authority will return to open session and may take action on any item discussed in closed session.

A motion was made by Mason, seconded by Hardy, to return into Open Session. The motion PASSED by the following vote:

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

EXCUSED: 2 - West and Madsen

0620-24

Subject: Consideration of Resolution 24-19 authorizing and directing the Executive Director to undertake all actions necessary to enter into a purchase agreement on behalf of the Community Development Authority of the City of Racine for the property at 2509 Sixteenth Street.

A motion was made by Mason, seconded by Hardy, to approve item 0620-24 as discussed in Closed Session. The motion PASSED by a Voice Vote.

0622-24

Subject: Communication from the City Attorney requesting to appear

before the Community Development Authority to provide an update regarding *Fagan, et al, v. City of Racine, et al*, Racine County Case No. 2024-CV-0223.

A motion was made by Mason, seconded by Hardy, to defer item 0622-24. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 6:21 p.m.