



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATE: September 22, 2022

PREPARED BY: The Department of City Development

SUBJECT: Resolution 22-31 authorizing the acquisition of the properties of 500 Walton Avenue, 2138 N. Wisconsin Street, and 2214 N. Wisconsin Street.

EXECUTIVE SUMMARY: City Staff seeks approval to acquire the properties of 500 Walton Avenue, 2138 N. Wisconsin Street, and 2214 N. Wisconsin Street on behalf of the Community Development Authority of the City of Racine (CDA) for purposes of blight elimination and redevelopment, notwithstanding that it is not in an existing redevelopment plan.

BACKGROUND & ANALYSIS: Nestled on the City's Northside within the boundaries of Tax Incremental District No. 22, 500 Walton Avenue is a 12,116 square foot property that was once home to a medical facility. The properties of 2138 N. Wisconsin Street and 2214 N. Wisconsin Street are the parking lots associated with the property. The City of Racine received the properties at 500 Walton Avenue, 2138 N. Wisconsin Street, and 2214 N. Wisconsin Street via warranty deed in July 2020 after a proposed development for the property fell through. The properties have since sat vacant. The properties are pictured below and outlined in red.



500 Walton Avenue and 2214 & 2138 N. Wisconsin Street (Pictometry) – North is up

On Monday, September 12, 2022 the Finance and Personnel Committee recommended to the Common Council that the properties be transferred to the CDA and that the CDA be permitted to acquire said properties notwithstanding that it is not within an existing redevelopment plan. The Common Council is scheduled to adopt Resolution 0675-22 authorizing the transfer at its meeting on Tuesday, September 20, 2022.

RECOMMENDED ACTION:

Staff recommends that the Community Development Authority of the City of Racine approves the acquisition of the properties of 500 Walton Avenue, 2138 N. Wisconsin Avenue, and 2214 N. Wisconsin Avenue the Interim Acting Executive Director, and/or the CDA Chairman, or their designee(s), to act on behalf of the CDA and take any action to: sign all forms and documents necessary, pay all fees, and take necessary action to successfully transfer the Properties to the CDA.

BUDGETARY IMPACT:

The CDA may spend a nominal fee of less than \$5,000, including recording fees and Phase I Environmental Site Assessments, for the acquisition of the Properties.