



City of Racine

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

Meeting Minutes - Final

Community Development Authority

Tuesday, June 20, 2023

6:00 PM

City Hall, Room 205

Call To Order

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

EXCUSED: 1 - Madsen

Approval of Minutes for the May 15, 2023 Meeting.

A motion was made by West, seconded by Hardy, to approve the May 15, 2023 minutes. The motion PASSED by a Voice Vote.

6:00 P.M. PUBLIC HEARING

[0619-23](#)

Subject: Public Hearing and consideration of Resolution 23-05, adopting the Redevelopment Plan and Project Area for Sites Located in the Lincoln King Neighborhood.

Attachments: [ABM - Redevelopment Plan](#)
[Redevelopment Plan](#)
[CDA Resolution 23-05](#)

Jeff Hintz, Planning Manager, presented the item. JessMarie Centeno was the Spanish translator that translated the presentation and all other conversations during this item. Hintz stated that the City of Racine was awarded the Neighborhood Investment Fund Grant Program (NIFGP) in March of 2022. The Grant Program is administered by the Wisconsin Department of Administration (DOA) and funded through the American Rescue Plan Act (ARPA). The funding seeks to facilitate the development of new housing and the rehabilitation of existing homes within the Lincoln-King Neighborhood. He displayed the map of the boundary and reviewed the previous actions taken on the Lincoln-King Redevelopment Plan.

Cathy Anderson, Manager of Economic Development & Housing, reviewed the results of the Community Conversations that occurred on May 11th and 17th. She stated that the upcoming community conversation on June 27th is a Spanish-only session and the July 18th conversation is for further questions. Also, that the LK Community Engagement Specialist, Elaine De La Cruz, will be housed at the King Center (June to December 2023) on Mondays from 9 am to 10:30 am, Tuesdays from 6 pm to 9 pm, and Thursdays 9 am to 10:30 am to provide information and answer any questions about the plan.

Hintz stated that the public hearing is not a question and answer format, it is to take comments. He then reviewed the plan actions and criteria for potential acquisition. More specifically, the plan proposes to build and rehabilitate homes for

owner-occupants only. Homes will have restrictions to prevent rentals. Also, improvements to the public realm; like street trees, street furniture, utilities, benches, sidewalk replacement or repair. Hintz showed renderings of what the homes will look like and he reviewed how they will be funded. He stated that the first homes will be, predominately, single-unit detached and later on, other housing styles will be built, like walkups, townhomes, and flats. This will allow a mix of housing styles at varying price points to be present. Hintz stated that the CDA's obligation is to negotiate in good faith with any property owner who owns real property within the project area whether the acquisition of land is voluntary or involuntary. Also, to sell properties once completed, at affordable prices to qualifying residents with prioritization for essential workers, low to moderate-income, and/or individuals directly impacted by COVID-19. Lastly, staff recommends that the Community Development Authority of the City of Racine adopt this Redevelopment Plan and finds that the plan is feasible and in conformity with the general plan of the City.

In response to Hardy, Hintz stated that the types of housing will vary depending on the lots acquired.

Hintz stated, in response to Shakoor, that most of the funding is from the \$15 million grant from the NIFGP.

Anderson responded to Adamski, that staff is working with the Attorney's Office to find ways to promote homeowner-occupants through deed restrictions.

Chairperson Adamski opened the public hearing at 6:30 p.m.

Out of the 36 people that signed up to speak, ten spoke on the matter and an additional five commented.

Leticia Cervantes, 1309 King Dr., said that the funds should go to the current homeowners in the area first.

John C. Williams, 1817 Center St., spoke the word of God.

Ron Wheatley, 1348 Albert St., asked how many dwellings he could fit on his property. Hintz told him to stay after the meeting to get staffs contact information to answer his question.

Nina Lassiter, 1331 Kewaunee St., stated that she wants something done about the vacant lots on the 1300 block of Kewaunee Street due to the weeds, trees, and solid waste.

Lynn McMahon, 1434 La Salle St., stated that her home was built in 1908 and six generations have lived in the same home. She stated that the area needs to be made more attractive for families to stay in the are that long. Further, that she can't walk to a place to get fresh, healthy food. Also, that the area needs to be more walkable and a community garden.

Jeri Balderas, 1433 King Dr., said that instead of redevelopment they should give the money to the homeowners for repairs to make it a better place to live.

Fernando Gomez, 1222 Hamilton St., stated that most people in the area are renters, so it's not going to impact the community how they'd like to see it.

Carolyn McNeil, 1209 King Dr., said that she has lived in the area for over 30 years and her family owned a business on King and Hamilton for over 50 years. She stated that streetlights are very much needed in the area to keep the community safe.

Bonnita Ziegler-Davel, 1502 Carlisle Ave., stated that the streetlights on her street are beautiful and need to be put in the area that McNeil stated. She says the 1500 block of Carlisle needs new pavement in the alleys and City garbage cans. Further, that a bench at Carlisle and Kewaunee would be nice, too. Later on, she added that the property at Memorial and Kewaunee would be a great place for a park with a splash pad.

Frank Ruiz, 1246 King Dr., commented that he would like the plan to consider keeping the homes with the same family and to help with repairs.

Carolyn J. McNeil, 1306 Marquette St., stated that the street has been deteriorating and that the community can't use the park. She says that they need help from the City and not just promises.

Diane Quinoz, 1320 Summit Ave., stated that she writes to the Mayor often about issues in the area. Also, that most of the residents on Summit are Hispanic and they try to take care of their properties but it's not enough and they need help from the City. She said that bigger groceries stores are needed in the area.

Steve Avila, 952 N Memorial Dr., stated that there are many accidents at the intersection near the property. Also, that he would like to stay in the City.

Lina spoke on behalf of her mother, Lizbeth Hernandez, 1934 State St., stated that her mom wants to fix up her home but she has had difficulty finding assistance.

Rory Howell, 1801 State St., stated that since the reconstruction of the street there have been many accidents. Further, the area needs more lighting, green spaces, and grocery stores.

Chairperson Adamski closed the public hearing at 7:10 p.m.

Hintz stated that if anyone has questions about the current repair programs to approach staff after the meeting concludes. Further, that the rehab portion for the Lincoln-King plan is still being worked on.

Discussion after the motion:

Commissioner Shakoor thanked the residents that attended and staff's work. Then, he stated that we all need to work together to make this happen and that he is looking forward to the plan being executed.

Mayor Mason stated that it was a great public hearing and to hear the residents hopes, dreams, and concerns. Also, that this is a good step forward to begin the process of investing into the Lincoln-King area to make it a clean and safe neighborhood.

Commissioner West stated that he got to visit the new builds and rehab home that the City has completed and that if they are what is to come for the Eighth district than the residents should be very proud.

Commissioner Hardy stated that he noticed that several people said that they are renters and that the CDA needs to address that and keep the housing affordable.

A motion was made by West, seconded by Mason, to adopt Resolution 23-05 adopting the Redevelopment Plan and Project Area for Sites Located in the Lincoln-King Neighborhood. The motion PASSED by a voice vote.

END OF PUBLIC HEARING

[0499-23](#)

Subject: Consideration of Resolution 23-01 authorizing a facade grant and approving the design for a restoration project at 1334 Washington Avenue.

Attachments: [ABM - Facade Grant 1334 Washington Ave](#)
[Applicant Submittal](#)
[CDA Resolution 23-01](#)

Michelle Cook, Associate Planner, stated that the item was first presented at the previous meeting on May 15, 2023. She showed the Bird's Eye View of the property, current facade, and rendering. Currently, it is boarded up to prepare for construction. She stated that they will be repairing brickwork, installing a new storefront and doors with dark bronze anodized framing, fascia moldings, and lighting. Further, the upper portion of the façade will be cleaned and repainted in neutral tones.

In response to Commissioner Shakoor, the applicant stated that the building will be two open commercial spaces.

A motion was made by Hardy, seconded by West, to adopt resolution 23-01 approving the facade grant and design at 1334 Washington Avenue, subject to conditions a. -f. The motion PASSED by a voice vote.

[0633-23](#)

Subject: Consideration of Resolution 23-06 approving a License to Use Real Estate/Hold Harmless Agreement with the Racine Wastewater Utility for the use of CDA-owned property at 1831 Phillips Avenue. (Reference Item# 0507-23)

Attachments: [ABM - Hazardous Waste](#)
[CDA Resolution 23-06](#)

Cook stated that 1831 Phillips Avenue is located in the Southside Industrial Park and that the Racine Wastewater Utility would like to use the property for their Household Hazardous Waste Collection events. She stated that the property will be temporarily used for the events until the City's Transfer station is built. The property will be used for the remaining dates for the household hazardous waste collection events for 2023 which are the following Saturdays: July 15th, August 19th, September 16th, and October 21st. Cook explained the image of the traffic flow and that the hazardous waste will be removed from the property the same day.

In response to Chair Adamski, Cook stated that the property has been used in the past by DPW for waste drop-off.

A motion was made by West, seconded by Mason, to adopt Resolution 23-06 approving a License to Use Real Estate/Hold Harmless Agreement and authorizes the Interim Executive Director to enter into an agreement with the Racine Wastewater Utility. The motion PASSED by a voice vote.

[0620-23](#)

Subject: Consideration of Resolution 23-07 approving a request from WE Energies to lease CDA-owned property at 900 and 1010 Water Street for the purpose of completing a construction project.

Attachments: [ABM - WE Energies Lease](#)
[CDA Resolution 23-07](#)

Hintz stated that, if granted by the CDA, this license would allow for WE Energies and their contractor(s) to replace and extend a gas main on Marquette Street from 9th Street to Liberty Street. This property at 900 & 1010 Water Street would be used temporarily beginning on July 10 thru September 29 of 2023 to stage equipment, store construction materials, park contractor vehicles, and launch a marine platform to perform work under the bridge. Hintz showed the proposed lease area. Further, the site will be used for parking of up to 15 construction vehicles, including the following: Excavators, Dump Trucks, Pickup Trucks, Trailers, Directional Drill Rig, and/or Backhoe. Hintz stressed that refueling of vehicles on this site will not be allowed. If the site becomes too congested, construction vehicles would be parked in the work zone within the ROW on Marquette Street. Lastly, that construction materials such as piping and fittings would be stored at this location.

A motion was made by Mason, seconded by West, to adopt Resolution 23-07 approving a land use license at 900 and 1010 Water Street, and authorizes the Acting Executive Director to work with necessary staff to execute a land use license with WE Energies. The motion PASSED by a voice vote.

Adjournment

There being no further items, Chair Adamski adjourned the meeting at 7:34 p.m.

If you are disabled and have accessibility needs or need information interpreted for you, please contact the City Development Office at (262) 636-9151 at least 48 hours prior to this meeting.