



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATE: September 22, 2022

PREPARED BY: Jeff Hintz, CNU-A, Planning Manager, City Development Department

SUBJECT: Communication from the Acting Executive Director that the Community Development Authority designate the boundaries of the project area and adopt the Redevelopment Plan for the Regency Mall and High Ridge Center Properties, and submit the boundaries of the project area and redevelopment plan to the Common Council for approval, with a recommendation that the Common Council declare the project area to be a blighted area in need of a blight elimination and urban renewal project.

SUMMARY: This proposed Redevelopment Plan and recommended declaration of the area as blighted and in need of a blight elimination and urban renewal area will help to facilitate the projects anticipated in recently adopted TID 30 by the City of Racine. The blight elimination is focused on private deed restrictions, agreements, and easements which preclude redevelopment or make redevelopment of the site more difficult.

BACKGROUND & ANALYSIS: The full list of goals for this of this redevelopment area and proposed actions are detailed on pages 3-4 of the plan document attached to this item. The contemplated redevelopment of the site is as described in the TID 30 plan, which is included as attachment A of the plan. No changes in zoning or building codes are required to carry out the objectives of the TID 30 plan, nor the proposed Redevelopment Plan.

The process which must be taken to declare this as a redevelopment area which is blighted and in need of blight elimination and an urban renewal project involves the CDA on two separate occasions, with City of Racine Common Council action in between.

First, during the September 22 meeting, the CDA would need to:

1. Designate the boundaries of the project area.
2. Approve the Redevelopment Plan of the project area.

At a future meeting of the Common Council, the Council would need to:

1. Adopt a resolution by a two-thirds vote declaring the area to be a blighted area in need of a blight elimination, slum clearance and urban renewal project.
2. Approve by a two-thirds vote, the Redevelopment Plan of the project area.

At a future meeting, the CDA would need to:

1. Hold a public hearing on the Redevelopment Plan for the area.
2. Approval of the Redevelopment Plan by the CDA, including a finding that the plan is feasible and in conformity with the general plan of the City.

RECOMMENDED ACTION:

Staff recommends that the Community Development Authority of the City of Racine recommend approval of this Redevelopment Plan to the City of Racine Common Council and also recommends that the Common Council declare the project area to be a blighted area in need of a blight elimination and urban renewal project.

BUDGETARY IMPACT:

To begin this process of the consideration of the boundaries of the Project Area and initial approval of the Redevelopment Plan, there is no fiscal impact.