



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATES:

December 2, 2025, Common Council committee referral
Week of December 8, 2025 – Committee consideration
December 15, 2025, Common Council consideration

PREPARED BY: Jeff Hintz, CNU-A, Assistant Director of City Development

SUBJECT: Communication sponsored by Mayor Mason, on behalf of the Director and Deputy Director of the Community Development Authority (CDA) seeking to utilize funds from the Intergovernmental (IG) Fund to purchase property at 1229 and 1230 6th Street.

SUMMARY: Around 2018 the subject properties were planned to be redeveloped and the owner prior to acquisition by Racine County in tax foreclosure, was working on financing and final plans. The Covid-19 pandemic and unforeseen issues by the developer derailed the project. In April of 2025 the County foreclosed on the property for non-payment of taxes. The CDA seeks to acquire this property so it may be redeveloped.

BACKGROUND & ANALYSIS: These properties would complete a development site along the south bank of the Root River between 6th Street to Villa Street, north of Water Street. The IG fund exists for purposes such as this to acquire, remediate, and redevelop property in the City back to productive and taxable use.

RECOMMENDATION: That the Mayor, Finance Director, Clerk, City Attorney, or their designees be authorized to utilize up to \$55,000.00 from the IG Fund for the acquisition of 1229 and 1230 6th Street and execute any necessary documents to expend these funds for the acquisition of the property by the CDA.

BUDGETARY IMPACT:

The price as provided by Racine County would be \$55,000.00 and is subject to approval; proposed funding for the acquisition would be from account 45260 52340 IG Redevelopment Activities.

Transfer of the property will require \$30 in recording fees.