



# Community Development Authority

## City of Racine

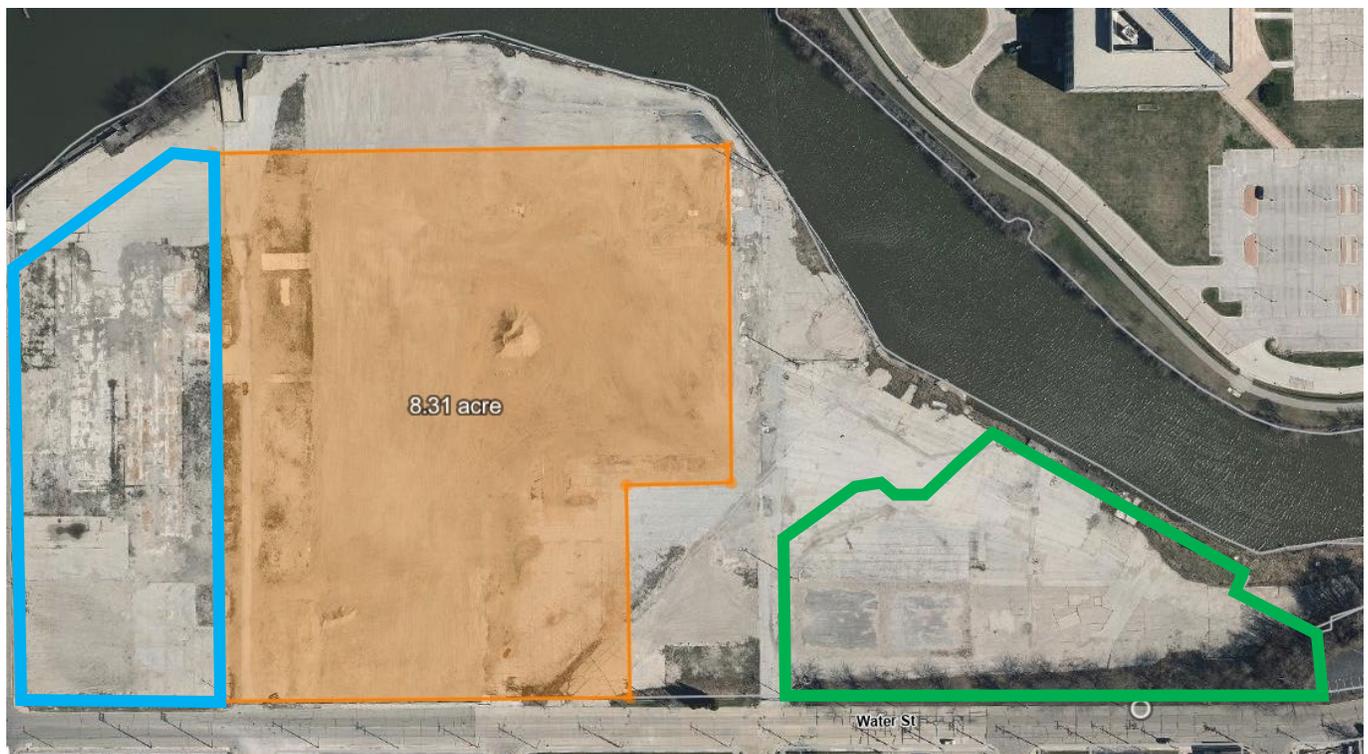
### AGENDA BRIEFING MEMORANDUM

**AGENDA DATE:** February 17, 2025

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

**SUBJECT:** Communication from the Deputy Executive Director on behalf of MJ Electric, a subcontractor of WE Energies, submitting a request to lease Community Development Authority (CDA) owned property at 700, 900, and 1010 Water Street (Water Street property), for the purpose of completing a construction project.

**SUMMARY:** This lease if granted by the CDA, would allow MJ Electric to complete a project in the City in an area generally bounded by the Root River to the South, Douglas Avenue to the West, the lakefront to the East, and High Street to the north. The Water Street property would be used temporarily beginning in February of 2025 thru December 31 of 2025 to store: Bucket Trucks, Digger Derrick Trucks, Trailers, WE Energies Owned Materials, an Office trailer, Dumpsters, and personal employee vehicles. The request is to lease one acre of the property (43,560 square feet). The parcel at 700 Water Street (green highlight) is 3.1 acres, the orange selected parcel is 8.31 acres, and the blue outlines parcel is 3.22 acres. Staff will select a portion of the site that avoids current activities for the purpose of this request.



**BACKGROUND & ANALYSIS:** MJ Electric reached out to staff to determine if an agreement could be reached for the temporary use of the Water Street property for the purpose of completing a utility project in the area. The CDA property would be used for the following purposes:

- Storage of the following:
  - Bucket Trucks, Digger Derrick Trucks, Trailers, WE Energies Owned Materials, an Office trailer, Dumpsters, and personal employee vehicles.
  - Note: 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.
- 12-15 employees would report to this site in the morning, gather equipment, and then leave for the project area. The employees would arrive again at the end of the day before returning home. Return trips during the day are on an as needed basis for operations and deliveries for the project.

\$1,500 - \$2,000 monthly was offered by MJ Electric for use of the site and the property would be returned to the same or better condition at the end of the project and would be documented with before and after photos.

**RECOMMENDED ACTION:** Staff recommends that the Community Development Authority of the City of Racine approves this request to lease the property at 700, 900, and 1010 Water Street for \$2,000 monthly to extend no later than 12/31/2025, and authorizes the Executive Director, Attorney, and other necessary staff, to negotiate and to execute a lease agreement with MJ Electric.

**BUDGETARY IMPACT:** If the CDA elects to lease the property to MJ Electric, approximately \$20,000.00 would be available for future use by the CDA.