



# City of Racine

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

## Meeting Minutes - Draft

### Community Development Authority

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Monday, December 1, 2025

6:00 PM

City Hall, Room 303

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#### Call To Order

*Chair Shakoor, II called the meeting to order at 6:05 p.m.*

*Chair Shakoor, II asked staff and CDA members to introduce themselves to the public in attendance.*

**PRESENT:** 6 - Shakoor II, Mason, Madsen, Hardy, Esqueda and Roman

**EXCUSED:** 1 - Vice Chair Adamski

#### Approval of Minutes for the September 29, 2025 Meeting

**A motion was made by Esqueda, seconded by Hardy, to approve the Minutes of the September 29, 2025, meeting. The motion PASSED by a Voice Vote.**

#### 6:00 P.M. PUBLIC HEARING

##### [1243-25](#)

**Subject:** Public Hearing and Consideration of Resolution 25-23 related to property owned by the County of Racine and located at 1229 Sixth Street and 1230 Sixth Street for potential acquisition by the Community Development Authority of the City of Racine (CDA) for blight elimination and redevelopment and that the CDA acquire such property notwithstanding that it is not in an existing redevelopment area.

**Recommendation of the Community Development Authority on 12-01-2025:** That the Common Council find that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the real estate at 1229 Sixth Street and 1230 Sixth Street by the Community Development Authority of the City of Racine, the uses of the property after acquisition, and the relation of the acquisition to other property redevelopment by the Community Development Authority of the City of Racine.

Further, that the Community Development Authority of the City of Racine be permitted to acquire such real estate notwithstanding that it is not within an existing redevelopment plan area.

**Fiscal Note:** N/A. A determination of blight does not incur any costs.

**Attachments:**     [Agenda Briefing Memo](#)  
                              [CDA Resolution 25-23](#)  
                              [#1243-25 Resolution](#)

*Executive Director Walter Williams presented the request and explained that this item is a public hearing. He explained the area for possible acquisition by the CDA and stated that one of the properties is a building without windows and the other is vacant. He stated, around 2018, the properties were planned to be redeveloped and the owner, prior to the tax foreclosure by Racine County, was working on financing and plans for the property. He stated due to the COVID-19 pandemic and unforeseen issues by the developer, the project was derailed. Williams stated the County of Racine foreclosed on the property in 2025 due to non-payment of taxes. He explained that in order to prepare the property for potential development, the city infrastructure was re-routed and the piping was updated due to its age. He stated the City invested close to \$1,000,000.00 for the infrastructure on the property.*

*Williams explained the timeline for the request. He explained today is the public hearing to declare the property blighted and if that is approved, the request will go to the Common Council on December 15th to authorize the CDA to acquire the property. If the Common Council approves the request, the item will return to the CDA in January to allow the Executive Director to negotiate, sign, and execute all documents to acquire this property. He explained this is the three-step process needed when a property is not in a redevelopment area.*

*Williams, explained staff's recommendation – that the CDA recommend to the Common Council that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the property at 1229 and 1230 Sixth Street, the uses of the property after acquisition, the relation of the acquisition to other property redevelopment by the CDA, and that the property is blighted. He stated that the price provided by Racine County would be \$55,000.00 and the funding would come from the IG Redevelopment Activities fund. Transfer of the property will require \$30.00 in recording fees.*

*Chair Shakoor, II opened the public hearing at 6:10 p.m.*

*Anthony Jacobin, 702 Racine Street, Racine, WI, signed up, but did not speak regarding the request.*

*Jaimianne Jacobin, 702 Racine Street, Racine, WI, spoke regarding the request. She asked if there was an opportunity for the public to purchase the property through an auction and wondered if that was taken into consideration. She explained that they have an interest in acquiring one of the two properties.*

*Jeff Hintz, Deputy Executive Director, responded to the question. He stated that it is a function of the County and, typically, if the County is in negotiation with another government entity, they will not list the property for auction until the other government entity has given them an answer.*

*Ms. Jacobin asked if the type of development being planned for the properties was known.*

*Mason responded and explained the purpose of the hearing is regarding whether the property is blighted. Typically, what we want to do with property is get them into highest*

and best use; however, there is no specific plan for the property at this time. He stated it is in an area where we have done a plan (the RootWorks plan) around the river and the City has been working on acquiring properties within the plan, many of which are brownfields.

Chair Shakoor, II closed the public hearing at 6:13 p.m.

**A motion was made by Mason, seconded by Hardy, to approve item 1243-25 and its corresponding Resolution 25-23 related to property owned by the County of Racine and located at 1229 and 1230 Sixth Street for potential acquisition by the Community Development Authority of the City of Racine for blight elimination and redevelopment and that the CDA acquire such property notwithstanding that it is not in an existing redevelopment area. The motion PASSED by a Voice Vote.**

## END OF PUBLIC HEARING

### [1244-25](#)

**Subject:** Consideration of Resolution 25-24 authorizing and directing the Executive Director to undertake all actions necessary to effect the purchase of 90 Reichert Court from River's End Marina, LLC, on behalf of the Community Development Authority of the City of Racine.

**Attachments:** [Agenda Briefing Memo](#)  
[CDA Resolution 25-24](#)

*Hintz explained the request and the property's location adjacent to 1129 Michigan Blvd (owned by the City of Racine) at the southeastern portion. He stated that, recently, the right-of-way for Reichert Court was expanded and that the request went to Common Council in October. The property has several abandoned boats, and staff is working with the property owner to figure out the transfer of the site. He stated discussions were had between the property owner, Director Williams, and John Antaramian. Hintz explained that by acquiring the property, the CDA would be able to square off the property currently owned by the City, making it a more attractive development site and removing the environmental hazards on the site. Hintz explained the actions that have taken place so far. He stated that on September 29th the CDA held a public hearing and declared the property blighted. It went to the Common Council a couple of times in October and ultimately the Common Council did authorize the CDA to acquire the properties notwithstanding that it is not within a redevelopment area. Today, the action would be to allow the Executive Director, CDA Chairman, etc. to act on behalf of the CDA to sign and execute all necessary documents to acquire these properties. Hintz explained the fiscal note and stated that the price provided by the current owner would be \$500,000.00 and the account for funding would be TID 14. He stated that transfer of the property would require \$30.00 in recording fees and permission is currently going through the legislative process and will be taken up at the December 15th Common Council meeting.*

*Alder Sandy Weidner asked why we were using TID money versus using shared revenue funds; what TID 14 was; and how TID 14 was receiving money.*

*Hintz explained that some of Alder Weidner's questions would be better answered by the Finance Director and showed the plan for TID 14 and what property it included. He stated based on the last financial report, there was \$2,824,145.00 available in the TID. He explained that all of the commercial properties (between Chatham and Dodge) are within the TID and paying taxes.*

*Alder Weidner stated that initially the Common Council did not approve moving forward with purchasing the property and did not anticipate the price tag of \$500,000.00.*

*Hintz explained that the very last step in the process is to negotiate a price with the owner and that occurred between that Council meeting and today.*

*Discussed ensued about the price of the property. In response to Alder Weidner, Hintz explained that this is the price provided by the owner. The potential acquisition, from the previous item, from the County is based on the appraisal price.*

*Mason explained that the property is in TID 14 and this is exactly what TID funds are for, acquisition of blighted properties to allow redevelopment to occur. He stated that conversations were had with developers saying that having a blighted corner makes it a difficult site to redevelop. He said if we can acquire the corner and clean it up, it would be one of the best redevelopment sites.*

**A motion was made by Esqueda, seconded by Roman, to approve the request, adopting CDA Resolution 25-24. The motion PASSED by a Voice Vote.**

### [1252-25](#)

**Subject:** Consideration of Resolution 25-25 related to an extension of professional services agreement for the Lincoln-King Redevelopment Project with the Concord Group through September 30, 2026.

**Attachments:**    [Agenda Briefing Memo](#)  
                              [CDA Resolution 25-25](#)

*Hintz explained the request. He stated that in January 2024 we procured the Concord Group to help with the implementation of the Lincoln-King Neighborhood Redevelopment plan for the housing component. He stated that for 2026 that would focus on construction management – the first building has a second floor and We Energies has disconnected for all of the properties owned by the CDA. He stated that staff would like to have the Concord Group continue with the construction management of the project through the end of September 2026.*

*Hintz explained staff's recommendation that the professional services agreement with Concord Group be extended through September 30, 2026. He stated that the fiscal note explains that the grant allows professional services and there are sufficient funds available in the grant account to extend the agreement for \$45,000 until September 30, 2026.*

**A motion was made by Mason, seconded by Esqueda, to approve item 1252-25, adopting CDA Resolution 25-25. The motion PASSED by a Voice Vote.**

## Adjournment

*There being no further business, the meeting adjourned at 6:26 p.m. on a motion by Mason and seconded by Hardy.*