



City of Racine

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

Meeting Minutes - Final

Community Development Block Grant Advisory Board

Monday, April 7, 2025

6:00 PM

City Hall, Room 303

Call To Order

The meeting was called to order at 6:30 p.m.

Alder Land was present as an acting member of the board.

PRESENT: 5 - Mayor Mason, Peete, McCarthy, Horton and Reeves

EXCUSED: 1 - Helm

Approval of Minutes for the February 10, 2025 Meeting.

A motion was made by Land, seconded by Horton, to approve the February 10, 2025 meeting minutes. The motion PASSED by a voice vote.

[0377-25](#)

Subject: Communication from the Director of City Development, to receive and file the FY 2024 Consolidated Annual Performance and Evaluation Report (CAPER).

Staff Recommendation: Motion to receive and file the FY 2024 CAPER. Additionally, a presentation summarizing the report's key findings and outcomes will be delivered during the meeting. No further action is required

Fiscal Note: There is no budgetary impact associated with this communication.

Attachments: [ABM CAPER 2024](#)
[2024CAPER Presentation](#)

A motion was made by Land, seconded by Horton, to Receive and File the FY2024 CAPER. The motion PASSED by a voice vote.

[0373-25](#)

Subject: Communication sponsored by Mayor Mason, recommending Racine Revitalization Partnership be certified as the Housing Rehabilitation CHDO for the City of Racine.

Recommendation of the CDBG Advisory Board on 04-07-25: To approve Racine Revitalization Partnership as the Housing Rehabilitation Community Housing Development Organization (CHDO) for the 2025-2026 funding cycle.

Fiscal Note: There are sufficient HOME Funds to facilitate Racine Revitalization Partnership as the Housing Rehabilitation CHDO for the City of Racine.

Attachments: [ABM_Racine Revitalization Partnership](#)
 [#0373-25 Resolution](#)

A motion was made by McCarthy, seconded by Peete, to recommend approval that RRP be certified as the Housing Rehabilitation CHDO for the 2025-2026 funding cycle. The motion PASSED by a Voice Vote.

[0374-25](#)

Subject: Communication sponsored by Mayor Mason, recommending Habitat for Humanity be certified as the New Construction CHDO for the City of Racine.

Recommendation of the CDBG Advisory Board on 04-07-25: To approve Habitat for Humanity as the New Construction Community Housing Development Organization (CHDO) for the 2025-2026 funding cycle.

Fiscal Note: There are sufficient HOME Funds to facilitate Habitat for Humanity as the New Construction CHDO for the City of Racine.

Attachments: [ABM_Habitat for Humanity](#)
 [#0374-25 Resolution](#)

A motion was made by McCarthy, seconded by Peete, to recommend approval that Habitat for Humanity be certified as the New Construction CHDO for the 2025-2026 funding cycle. The motion PASSED by a voice vote.

CLOSED SESSION

A motion was made by MacCarthy, seconded by Land, to enter into closed session. The motion PASSED by a voice vote.

It is intended that the Community Development Block Grant Advisory Board will meet in closed session pursuant to Wisconsin Statutes Sec. 19.85 (1)(f), regarding consideration of financial or personal histories of specific persons, which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data.

Discussion of Item #'s 0126-25, 0375-25, and 0376-25.

The Community Development Block Grant Advisory Board will return to open session and may take action on items discussed in closed session.

OPEN SESSION

A motion was made by McCarthy, seconded by Horton, to reconvene into open session. The motion PASSED by a voice vote.

[0126-25](#)

Subject: Communication sponsored by Mayor Mason, to issue a Community Development Block Grant (CDBG) home repair loan and a forgivable loan to 1202 Main Street.

Staff Recommendation: That the CDBG Advisory Board recommends approval of the CDBG Home Repair Loan and Forgivable Loan for 1202 Main Street as presented.

Fiscal Note: \$8,600 is the total project cost, \$4,300 is a forgivable loan, and \$4,300 is a loan at 0.75% interest. There are sufficient funds in the CDBG Revolving Loan Fund. Loan payments will be paid to the CDBG revolving loan fund.

Attachments: [ABM_1202 Main St](#)
 [#0126-25 Resolution](#)

A motion was made by McCarthy, seconded by Land, to recommend approval of a CDBG Home Repair Loan and Forgivable Loan to 1202 Main St. as presented. The motion PASSED by a voice vote.

[0375-25](#)

Subject: Communication sponsored by Mayor Mason, to issue a Community Development Block Grant (CDBG) home repair loan and forgivable loan to 944 Park Avenue.

Staff Recommendation: That the CDBG Advisory Board approves the CDBG Home Repair Loan for 944 Park Avenue as presented.

Fiscal Note: \$50,000 is the total project cost, \$10,000 is a forgivable loan, and \$40,000 is a loan at 3% interest. There are sufficient funds in the CDBG Revolving Loan Fund. Loan payments will be paid to the CDBG revolving loan fund.

Attachments: [ABM_944 Park Avenue](#)
 [#0375-25 Resolution](#)

A motion was made by McCarthy, seconded by Land, to recommend approval of a CDBG Home Repair Loan and Forgivable Loan to 944 Park Ave. as presented. The motion PASSED by a voice vote.

[0376-25](#)

Subject: Communication sponsored by Mayor Mason, to issue a Community Development Block Grant (CDBG) home repair loan and forgivable loan to 2304 West Lawn Avenue.

Staff Recommendation: That the CDBG Advisory Board approves the CDBG Home Repair Loan for 2304 West Lawn Avenue as presented.

Fiscal Note: Fiscal Note: \$42,450.94 is the total project cost, \$21,225.47 is a forgivable loan, and \$21,225.47 is a loan at 0.75% interest. There are sufficient funds in the CDBG Revolving Loan Fund. Loan payments will be paid to the CDBG revolving loan fund.

Attachments: [ABM_2304 West Lawn Ave](#)
 [#0376-25 Resolution](#)

A motion was made by McCarthy, seconded by Land, to recommend approval of a CDBG Home Repair Loan and Forgivable Loan to 2304 West Lawn Ave. as presented. The motion PASSED by a voice vote.

Adjournment

There being no further business, the meeting adjourned at 7:06 p.m.