



City of Racine

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

Meeting Minutes - Draft

Community Development Authority

Monday, August 19, 2024

6:00 PM

City Hall, Room 303

Call To Order

PRESENT: 4 - Shakoor II, Mason, Vice Chair Adamski and Hardy

EXCUSED: 2 - West and Madsen

Approval of Minutes for the August 8, 2024 Meeting.

A motion was made by Adamski, seconded by Hardy, to approve the minutes of the August 8, 2024 meeting. The motion **PASSED** by a Voice Vote.

[0623-24](#)

Subject: Update regarding the demolition of the Former YMCA building at 725 Lake Avenue.

Attachments: [Agenda Briefing Memo \(YMCA Demolition\)](#)

Jeff Hintz, Assistant Director, explained the request. He explained that on Wednesday, July 10th at 2:00 p.m. the City of Racine and Department of Public Works (DPW) on the CDA's behalf ran the bids for contract 2024175 for the demolition of 725 Lake Avenue CDBG. He explained the bids (as attached to this agenda item) that were received from qualified contractors and stated that the bids range from \$767,750.00 to \$2,986,658.00. He stated they were all prequalified, however, staff is recommending that the request be received a filed. He explained that none of the bidders submitted all of the required items under Section 1.04, Submittals of the bid document related to their certification of equipment, materials, people performing the job, etc. He stated that in fairness to all bidders it was recommended to receive and file the bids and rebid the demolition. He stated that we expect to rebid the to occur within the next week. Hintz also explained that there were some extended items and other items in the bid that were also revised and that rebidding the project would be the best course of action.

In response to Chair Shakoor, II, Hintz stated that the rebid should be open again within a week and there will be another walk through of the property.

Mason asked for clarification of the timeframe they would have to bid if it were to open next week. He asked if it were 30 or 60 days.

Hintz stated generally around 30 days from when the notice is published, but he would check with DPW.

A motion was made by Adamski, seconded by Mason, to receive and file the item. The motion **PASSED by a Voice Vote.**

[0720-24](#)

Subject: Consideration of Resolution 24-21 acknowledging applicants

for the Neighborhood Tax Incremental District 22 (TID 22) Homeowner Repair and Property Enhancement Program.

Attachments: [Agenda Briefing Memo \(TID 22\)](#)
[CDA Resolution 24-21](#)

Hintz explained the request. He reminded the CDA the history of TID 22 and stated that it was approved by the Common Council in 2019 and that it has been open for a couple of years. He stated the window was open from June 1st – June 30th this year, and in that time staff took a total of 260 applications. Hintz explained the programs that the applicants would do work under - the Repair program which allows \$10,000 per household to be used to repair code violations and the Property Enhancement program which allows up to \$10,000 per property through a 1:1 match for enhancements which, he explained, are essentially everything that is not a repair (e.g. kitchen remodel). Hintz explained and showed the boundaries for TID 22. He stated following the CDA meeting, if the request is approved, necessary contracts will be executed with the homeowner, staff will be doing inspections, some which have already taken place. He explained staff's recommendation and stated that staff recommended that the CDA of the City of Racine acknowledge the applications received for TID 22, as presented authorizing staff to implement the program by taking necessary actions to allocate the funds. He explained the fiscal note, TID 22 generated funds to support 250 applications in 2024 and stated that any remaining applications will be funded in 2025 and brought to the CDA in the fall with an update.

A motion was made by Mason, seconded by Hardy, to approve 0720-24 in support of CDA Resolution 24-21 acknowledging the applications for the TID 22 Homeowner Repair and Property Enhancement Program. The motion PASSED by a Voice Vote.

0721-24

Subject: Consideration of Resolution 24-22 acknowledging applicants for the Neighborhood Tax Incremental District 23 (TID 23) Homeowner Repair and Property Enhancement Program.

Attachments: [Agenda Briefing Memo \(TID 23\)](#)
[CDA Resolution 24-22](#)

Hintz explained that this request is similar to the previous item. He stated this TID 23 was also approved in 2019 and explained the boundaries of the TID. He stated we took 100 applications in this area and explained the next steps. He stated that staff recommends that the CDA acknowledge the applications received for TID 23, as presented authorizing staff to implement the program by taking necessary actions to successfully allocate the funds. Hintz explained the fiscal note and stated that TID 23 generated funding to support 40 applications, \$400,000 of increment. He stated any remaining applications will be funded in 2025 and brought to the CDA in the fall with an update.

Discussion ensued about the increment received in TID 23. Hintz explained that if funding were not available for the applications received, it would be rolled over to 2025 for funding so that people would have a chance to receive the funding.

A motion was made by Mason, seconded by Hardy, to approve item 0721-24 in support of CDA Resolution 24-22 acknowledging the applications for the TID 23 Homeowner Repair and Property Enhancement Program.

CLOSED SESSION

It is intended that the Community Development Authority will convene in closed session pursuant to Wisconsin Statutes section 19.85(1)(g) to discuss strategy for litigation in which the Community Development Authority of the City of Racine is or is likely to be involved.

Chair Shakoor, II read the closed session notice.

A motion was made by Mason, seconded by Hardy to convene into closed session. The motion PASSED by the following vote at 6:14 p.m.:

AYES: 4 - Shakoor II, Mason, Vice Chair Adamski and Hardy

EXCUSED: 2 - West and Madsen

[0622-24](#)

Subject: Communication from the City Attorney requesting to appear before the Community Development Authority to provide an update regarding *Fagan, et al, v. City of Racine, et al*, Racine County Case No. 2024-CV-0223.

OPEN SESSION

The Community Development Authority will return to open session and may take action on any item discussed in closed session.

A motion was made by Mason, seconded by Adamski, to reconvene into open session. The motion PASSED by the following vote at 6:27 p.m.:

AYES: 4 - Shakoor II, Mason, Vice Chair Adamski and Hardy

EXCUSED: 2 - West and Madsen

[0622-24](#)

Subject: Communication from the City Attorney requesting to appear before the Community Development Authority to provide an update regarding *Fagan, et al, v. City of Racine, et al*, Racine County Case No. 2024-CV-0223.

A motion as made by Mason, seconded by Hardy, to receive and file item 0622-24. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 6:28 p.m.