



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATES:

December 1, 2025, Community Development Authority of the City of Racine
December 15, 2025, Common Council
January 14, 2026, Community Development Authority of the City of Racine

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

SUBJECT: Consideration of Resolution 26-02 authorizing and directing the Executive Director to undertake all actions necessary to effect the purchase of 1229 and 1230 Sixth Street from Racine County, on behalf of the Community Development Authority of the City of Racine (CDA).

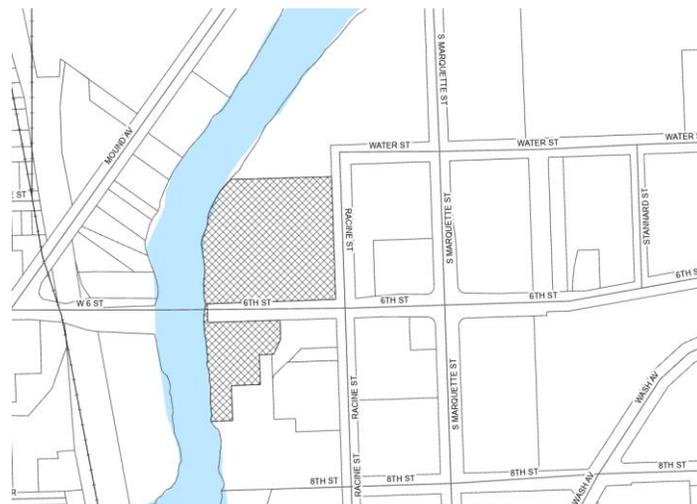
SUMMARY: Around 2018 the subject properties were planned to be redeveloped and the owner prior to acquisition by Racine County in tax foreclosure, was working on financing and final plans. The Covid-19 pandemic and unforeseen issues by the developer derailed the project. In April of 2025 the County foreclosed on the property for non-payment of taxes. In preparation of this development, City infrastructure was rerouted to accommodate the proposed redevelopment and update the piping due to age.

BACKGROUND & ANALYSIS:

- **Address:** 1229 and 1230 6th Street
- **Lot Size:** 187,806 square feet (4.3 acres)

Because the property is not in a redevelopment area with a redevelopment plan adopted by the City of Racine and its CDA, the CDA held a public hearing on December 1, 2025 to discuss the potential acquisition and found that the property should be acquired notwithstanding that it is not in a redevelopment area for the purposes of blight elimination and redevelopment. The Common Council approved the potential acquisition by the CDA at its December 15, 2025, meeting.

If acquired, 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 CDA or City of Racine owns all the property in this area currently and is working through remediation activities and closure with the Wisconsin Department of Natural Resources (WDNR). Acquisition of these two lots would complete the land assemblage necessary to have site control of the area.



The timeline for this item is as follows:

1. **December 1, 2025 (CDA)** - Public Hearing and determination of blight. A notice was posted on Thursday, November 20, 2025, to comply with the Wisconsin State Statute of at least a 10-day posted notice on the subject property in advance of a public hearing.
2. **December 15, 2025 (Common Council)** - Consideration of resolution that included the following findings:
 - That a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of real estate by the CDA;
 - That a comprehensive redevelopment plan is not necessary to determine the need for the uses of the property after acquisition by the CDA, and
 - That a comprehensive redevelopment plan is not necessary to determine the relation of the acquisition to other property redevelopment by the CDA.
3. **January of 2026 (CDA)** - Authorization to negotiate and potentially acquire the property.

RECOMMENDED ACTIONS:

December 1 - CDA: That the Community Development Authority of the City of Racine recommends 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 6th Street, 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 and that the property is blighted.

December 15 – Common Council: That the City of Racine Common Council authorizes the CDA to acquire the property and adopt the resolution which finds:

- That a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of real estate by the CDA;
- That a comprehensive redevelopment plan is not necessary to determine the need for the uses of the property after acquisition by the CDA, and
- That a comprehensive redevelopment plan is not necessary to determine the relation of the acquisition to other property redevelopment by the CDA.

January 14, 2026 – CDA: That the Executive Director and/or the CDA Chairperson, or their designee(s), be authorized to act on behalf of the CDA, to negotiate, sign, and execute all documents necessary to acquire the property.

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.