

**Redevelopment Authority (RDA)**  
of the City of Racine, Wisconsin

**AGENDA BRIEFING MEMORADUM**

<b>AGENDA DATE:</b>	August 3, 2017
<b>SUBJECT:</b>	Item # 737-17, Resolution # 17-21
<b>PREPARED BY:</b>	Amy Connolly
<b>EXECUTIVE SUMMARY:</b>	<p>RDA staff recommends that the Redevelopment Authority further discuss the attached proposal for consulting services from the Center for Community Progress (CCP) and consider recommending the attached resolution.</p> <p>The CCP would provide professional technical assistance in the form of an assessment of the systemic legal, policy, and operational issues related to the enforcement of housing and building codes as well as potential opportunities for land banking activities in the City of Racine.</p>
<b>BACKGROUND &amp; ANALYSIS:</b>	<p>On May 11<sup>th</sup>, 2017, the RDA approved authorizing the Department of City Development to obtain a cost proposal for technical assistance by the CCP.</p> <p>Technical assistance is sought for strategic code enforcement and land banking, key tools available to municipalities to improve building stock. As stated in the memo presented to the RDA May 11<sup>th</sup>, 2017:</p> <p><i>Many buildings within Racine are in need of repair, either due to abandonment/foreclosure or ownership by individuals or businesses without the funds to make repairs. A number of community issues are caused by these buildings including increased crime, health and safety concerns, lowered City tax revenue, and a lower amount of redevelopment near buildings perceived as unattractive or unsafe.</i></p> <p>The CCP proposes a site visit of up to 24 hours to meet with members of the Department of City Development, the RDA, and other key stakeholders that may include the Mayor and City Administrator, members of the Common Council, the City Attorney's Office, and other organizations who affect land and building stock within the City. We also plan to engage with Racine County on topics relating to vacant property foreclosures and land banking.</p> <p>Based on this assessment, the CCP would create a document that would identify the key challenges and opportunities for Racine to refine and improve code enforcement and develop a land banking program. The assessment would help the Department of City Development know the most efficient and effective systems to effect change on our City's building stock.</p> <p>Additional technical assistance implementing suggested land bank and code enforcement systems would be eligible for application to the CCP community scholarship program for free or reduced-cost</p>

services in 2018.

**BUDGETARY IMPACT:**

The Center for Community Progress quoted a fee of \$9,000 - \$13,750 for technical assistance.

*Preparation and Research (up to 10 hours): \$1,500 - \$2,500*

*Site Visit (up to 24 hours): \$5,100 - \$7,500*

*Assessment Memorandum (up to 16 hours): \$2,400 - \$5,250*

Fee payment would be from the following sources:

1. Intergovernmental Revenue Fund – Allocation to the RDA for Professional Services: \$10,000
2. Community Development Block Grant (CDBG) administration: \$3,750

**RECOMMENDED ACTION:**

To Recommend the Resolution #17-21 for Approval