



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATE: December 1, 2025

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

SUBJECT: Consideration of Resolution 25-25 related to an extension of a professional services agreement for the Lincoln-King redevelopment project with the Concord Group through September 30, 2026.

BACKGROUND & ANALYSIS: In January of 2024 CDA staff procured the services of the Concord Group (Concord) to aid in the implementation of the [Lincoln King Neighborhood Redevelopment Plan](#). Concord meets with staff to aid in the following activities:

- Financial management related to construction and planning;
- Schedule management and planning;
- Estimating and timing of RFP's/bids to complete work;
- Logistics and coordination of demolition, utility plans, construction costing and estimating;
- Development of a master project budget and phasing of operations to complete site readiness for redevelopment.

In 2026, this focus will shift to:

- Construction management;
- Perform developer representative services on behalf of the CDA staff.

Concord functions as an extension of the CDA staff and brings a wide breadth and depth of construction and development experience has been beneficial in project planning. Much of this work is unnoticed but is paramount to the success of this project given the complexity regarding acquisition, demolition, and site preparation which makes the redevelopment plan possible.

This extension will ensure Concord is on board for the review of development proposals and required site preparation work, acting as a construction manager during the buildout on behalf of the CDA.

BUDGETARY IMPACT: The grant allows professional services. Sufficient funds are available to extend the agreement for \$45,000 until September 30, 2026. Funds are available in Account 20309 52100 60030 – Professional Services.

RECOMMENDED ACTION: That the Executive Director and/or the City Attorney, or their designee(s), extend the professional services agreement with Concord Group through September 30, 2026.