




Department of City Development
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MEMORANDUM

DATE: August 2, 2007

TO: Aldermen
City Plan Commissioners
Members, Loan Board of Review

FROM: Brian O'Connell, Director 

SUBJECT: Disposition Plan for former Southside Revitalization Corporation Properties.

On June 16, 2007, the City of Racine was awarded title to 14 properties formerly owned by the Southside Revitalization Corporation (SRC). This was the result of an 18 month long legal action initially started to recover money owed to the city by SRC. In the course of the legal proceedings, SRC dissolved itself and the corporation no longer exists.

Since June, city staff has established legal and physical control of the properties, inspected them, determined their physical condition, and evaluated their potential for sale. During our efforts, we have been guided by two objectives:

- In the disposition, the city should recover the money it has invested in the properties as much as possible, particularly for loans made from the revolving loan fund.
- The disposition of the properties should be done in a manner that strengthens the Southside neighborhood, particularly by increasing owner occupancy.

The attached table summarizes the recommended disposition plan.

- Five single family homes and one duplex will receive minor repair and freshening-up. They will be sold directly to home buyers who will reside in them. Depending on the level of interest, we may use a licensed broker to market all or some of the homes.
- One home and four vacant lots will be transferred to Neighborhood Housing Services (NHS). NHS is the recognized "community housing development organization" (CHDO) active in the area. NHS has the capacity to renovate the significantly deteriorated home and to construct new homes on the vacant lots.
- Two vacant lots are unbuildable remnant parcels that resulted from errors in property description when SRC built and sold two in-fill homes. The errors will be corrected by transferring the parcels to the abutting owners.
- The former SRC office building will receive minor repair and freshening-up and be offered for sale.
- Tenants are living in two of the homes. Staff will work with the tenants to qualify them for home ownership programs for which they may be eligible.

SRC Property Disposition Memo

August 2, 2007

Page 2

I believe this disposition plan achieves our objectives in this matter and is in the best interest of the city and the neighborhood. I respectfully ask that you authorize this department to implement the plan.

Attachment

C: Ald. Jeff Coe
Ald. Robert Anderson
File

Former Southside Revitalization Corporation
Disposition Report
Attachment 1

Former Southside Properties

Address	Current Use	Condition	Proposed Use
906 Walnut Street	Vacant DU	good	Mod. Rehab. & sell to owner occupant
823 Eleventh Street	Vacant DU	good	Mod. Rehab. & sell to owner occupant
716 Seventeenth Street	Vacant office	good	Mod. Rehab. & sell
1700 Grand Avenue	Tenant	good	Mod. Rehab. & sell to owner occupant*
1720 Grand Avenue	Vacant DU	good	Mod. Rehab. & sell to owner occupant
1732 Mead Street	Vacant DU	good	Mod. Rehab. & sell to owner occupant
1805 Mead Street	Vacant DU	water damaged; needs new roof; poor floor plan	NHS-Substantial rehab. & sell to owner occupant
900 Center Street lower	Tenant	good	Mod. Rehab. & sell to owner occupant*
900 Center Street upper	Vacant DU	good	
1112 - 14 Villa Street	Vacant land	na	NHS-New construction
1923 Mead Street	Vacant land	na	NHS-New construction
1104 Villa Street	Remnant parcel	na	Transfer to abutting owner
1107 Villa Street	Remnant parcel	na	Transfer to abutting owner
1901 Mead Street	Vacant land	na	NHS-New construction
1903 Mead Street	Vacant land	na	NHS-New construction

Notes:

DU = dwelling unit

good condition = only minor repairs and/or painting needed

*where property is occupied, tenant will be evaluated as potential buyer

NHS = Neighborhood Housing Services of Southeast Wisconsin

na = not applicable

Mod. Rehab. = minor repairs, flooring/floor covering, paint, clean-up, yard work to be done as needed