



City of Racine

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

Meeting Minutes - Final

Community Development Authority

Monday, June 16, 2025

6:00 PM

City Hall Annex, Room 330
800 Center Street

Call To Order

Chair Shakoor, II called the meeting to order at 6:03 p.m.

PRESENT: 6 - Shakoor II, Mason, Vice Chair Adamski, Hardy, Esqueda and Roman

EXCUSED: 1 - Madsen

Approval of Minutes for the May 19, 2025 Meeting.

A motion was Adamski, seconded by Hardy, to approve the minutes for the May 19, 2025 meeting. The motion PASSED by a Voice Vote.

[0519-25](#)

Subject: Consideration of Resolution 25-11 submitting bid results for the Demolition of 2509 Sixteenth Street and authorizing the contract be awarded to FireBird Construction, LLC they being the lowest responsive, responsible bidder.

Attachments: [Staff Memo](#)
 [CDA Resolution 25-11](#)

Mason explained that there was a question regarding the lowest bidder and whether they were responsible based on OSHA violations and some concerns that were raised. He asked if we would be within our authority as a commission to give it to the next lowest bidder. Brian VanShyndel, Assistant City Attorney, explained that it is at the discretion of the CDA. He explained we are not required to give it to the lowest bidder if new information regarding the responsibility of the bidder has come to light, prior to the awarding of the bid. Mason asked Jeff Hintz, Assistant Director of City Development, to share the information received.

Hintz stated that the request was deferred at the CDA's May 19th meeting. He explained that FireBird Construction has not done work in the city of Racine, however, they do a lot of work for the City of Milwaukee, Greenfield, within that area. Hintz explained that it was decided at the previous meeting to see how FireBird performed with the demolition of the two houses at 11th and Villa Streets (prior to awarding the bids for the Church property). On Friday afternoon, information was received by staff related to the practices of the subcontractors (someone FireBird contracted with) that were removing the asbestos from the buildings at 11th and Villa. He explained that some of the subcontractors were not properly wearing their PPE (Personal Protective Equipment), and some were removing asbestos and other hazardous materials wearing short-sleeved shirts – he explained several photos were received by staff.

Hintz provided background regarding the initial request. He stated that bids for the

project were due on Monday, April 28 at 2:00 p.m. and six bidders submitted proposals. He said the CDA discussed at the last meeting about seeing how the demolition of the two houses went, deferring action on the Church property to the next meeting. The houses are almost demolished, however, given how the demolition went, the CDA could move the next lowest bidder which is Vassh Excavating and Grading. He explained Vassh does work for the City and the CDA and that there have been no complaints received about Vassh, if that were the direction the CDA wanted to go. Hintz displayed the other bids received for the project.

In response to Hardy, Hintz stated there is a group called Construction Business Group that inspects and monitors people doing work that went out to bid; they have people that go out and review job sites. Mason explained that they are a state-wide firm, and their information has been used in Water and Wastewater on other grant contractors.

A motion was made by Mason, seconded by Roman, that the given the information presented about the responsibility of the lowest bidder, that the request be approved awarding the demolition of 2509 – 16th Street to Vassh Excavating and Grading, the lowest, responsive and responsible bidder. The motion PASSED by a Voice Vote.

[0641-25](#)

Subject: Consideration of Resolution 25-16 authorizing and directing the Executive Director to undertake all actions necessary to negotiate and effect the purchase of 1644 Packard Avenue, Racine, Wisconsin, from Sherrill Aukland by the Community Development Authority of the City of Racine.

Attachments: [Staff Memo](#)
 [CDA Resolution 25-16](#)

Hintz reminded the CDA of the area for the property, location, and street view. He stated the property contains one structure with a garage, is categorized as a rooming house (land use), and was constructed in 1912. He explained a summary of the municipal activity on the property in the last five years which includes 21 code enforcement responses, 100 police calls for services, and 26 Fire/EMS calls for services. He stated that the property is currently listed for sale.

Hintz explained the timeline for potential acquisition by the CDA. He stated we are currently on the third step, authorization to negotiate and potentially acquire the property and that the request will return to the CDA once a purchase price has been submitted.

Adamski asked if staff had heard from the tenants.

Walter Williams, Executive Director, explained that there are two tenants on a month-to-month lease.

Mason stated that there was a for sale sign placed in the yard and explained the City's efforts in the area.

A motion was made by Mason, seconded by Roman, to adopt CDA Resolution 25-16 approving the request. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 6:15 p.m. on a motion by Mason, seconded by Hardy.