



City of Racine

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

Meeting Minutes - Final

Community Development Authority

Wednesday, January 14, 2026

5:30 PM

City Hall, Room 207

Call To Order

Chair Shakoor, II called the meeting to order at 5:33 p.m.

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

EXCUSED: 1 - Madsen

Approval of Minutes for the December 1, 2025 Meeting.

A motion was made by Esqueda, seconded by Hardy, to approve the minutes of the December 1, 2025, meeting. The motion **PASSED** by a Voice Vote.

0019-26

Subject: Consideration of Resolution 26-01 acknowledging applications to process for the Neighborhood Tax Incremental District (TID) Program for TIDs 22, 23, 27, 28, and 31.

Attachments: [Agenda Briefing Memo](#)
[CDA Resolution 26-01](#)

Christina Moratto, TID Manager, presented a summary of the grants that the Neighborhood TIDs provided over the past year, 2025, the total amount that went to repair and enhancement and total project costs invested. She stated the summary included projects closed and completed to date, there are some that are still outstanding for 2025.

Jeff Hintz, Assistant Executive Director, explained the request. He stated that the program will consist of a homeowner repair and a homeowner enhancement program. He explained that the maximum amount used for each homeowner in either component will be \$10,000 and based on the number of applications received in previous years, it is unlikely that a property will receive more than \$10,000 in total. He explained for 2026 staff is recommending focus areas for each of the TIDs, as presented on the attached agenda briefing memo. He stated the focus areas were based on an analysis of information related to building and zoning code violations, eligible properties, and a density analysis. The focus areas are: TID 22 – Melvin Avenue, Douglas Avenue, Gould Street, Erie Street, and North Wisconsin Street; TID 23 – Center Street from 12th Street to 14th Street and Park Avenue, De Koven Avenue, Villa Street; TID 27 – Harriet Street, Northwestern Avenue, Prospect Street, Jefferson Street; TID 28 – Rupert Boulevard, Kinzie Avenue, Chicago Street; and TID 31 – Washington Avenue, Flett Avenue, 17th Street, West Boulevard. Hintz showed a map of the focus areas.

The 2026 Neighborhood TID Program opening dates were also explained. He stated pending the action of the CDA this evening, these dates will be published on the

CDA's website: Notification to owners in focus areas: TID 28 – January 20-30; TID 23 – February 2-13; TID 31 – March 2-13; TID 22 – April 6-17; TID 27 – May 4-15. Applications would be accepted on the following dates: TID 28 – February 16-27; TID 23 – March 2-13; TID 31 – April 6-17; TID 22 – May 4-15; and TID 27 – June 1-12.

Hintz stated that staff is recommending that the CDA acknowledge applications for the Neighborhood Tax Incremental District Program for TIDS 22, 23, 27, 28, and 31, as presented, authorizing staff to implement the program by taking necessary actions to allocate the funds. He explained the fiscal note for the request which included how many applications each of the TIDS could support for 2026: TID 22 - 400 applications (\$4,000,000.00); TID 23 – 125 applications (\$1,308,700.00); TID 27 – 225 applications (\$2,531,100.00); TID 28 – 100 applications (\$1,122,186.00); and TID 31 – 225 applications (\$2,516,315.00).

Alder Weidner asked about the number of applications that were submitted and number that were approved for the last year and questioned the focus areas being proposed. She stated that there are a lot of people who contribute to the TID and are not in the focus areas.

Moratto explained that the focus areas were approved last year by the CDA. She stated that the only focus areas that received applications with the focus area was TID 31. She stated we did not receive applications that were not able to be funded in any other TID except for 31.

Discussion ensued about the TID program, funding, and the focus area, and the marketing of the TID.

A motion was made by Mason, seconded by Hardy, to approve the item and its corresponding resolution 26-01. The motion PASSED by a Voice Vote.

0024-26

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.

Attachments: [Agenda Briefing Memo](#)
 [CDA Resolution 26-02](#)

Hintz explained the request and stated that that Council approved CDA's acquisition of the properties. He stated this is the next step in the process for acquisition. Hintz explained the cost of acquiring the properties and explained the cost would be \$55,000.00 and staff is requesting permission to be able to act on behalf of the CDA to negotiate, sign, and execute all documents necessary to acquire the property.

A motion was made by Mason, seconded by Hardy, to approve the item and its corresponding resolution 26-02. The motion PASSED by a Voice Vote.

0025-26

Subject: Consideration of Resolution 26-03 authorizing and directing the Executive Director to undertake all actions necessary to lease CDA-owned property at 920 Wilson Street and 923 Peck Avenue to Gabrielle Hood.

Attachments: [Agenda Briefing Memo](#)
 [CDA Resolution 26-03](#)

Hintz introduced the request and stated that this was a property acquired by the CDA in August 2024. He stated that 923 Peck Avenue was located on a non-conforming lot and not historical in nature. He explained the structure on Peck Avenue was demolished in July of 2025.

Hintz explained that the proposed lease would be for \$1.00 a month with all improvements and stabilization being funded by Ms. Hood.

Hintz introduced Gabrielle Hood, the proposed lessee of the property. He explained that Ms. Hood approached CDA staff in June of 2025 related to the status of the building and expressed a desire to historically rehabilitate the property for use as a single-unit dwelling.

Ms. Hood showed images of the interior of the property and explained her goals for the property. She explained that she was working with Matt Sadowski regarding historic preservation of the building.

A motion was made by Mason, seconded by Hardy, to approve the item and its corresponding resolution 26-03. The motion PASSED by a Voice Vote.

[0026-26](#)

Subject: Lincoln-King Housing and Community Center Project update.

Hintz showed the Authority drone footage of the progress of the Lincoln King Housing and Community Center project. The footage included the progress on the Community Center, the housing project, areas where the townhomes have begun being constructed.

A motion was made by Esqueda, seconded by Roman, to receive and file the item. The motion PASSED by a Voice Vote.

Adjournment

Mason gave final remarks about the Neighborhood TID program and its success in the community.

There being no further business, the meeting adjourned at 6:53 p.m.