



City of Racine

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

Meeting Minutes - Draft

Community Development Authority

Monday, March 17, 2025

6:00 PM

City Hall Annex, Room 330
800 Center Street

Call To Order

Chairman Shakoor, II called the meeting to order at 6:02 p.m.

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

EXCUSED: 1 - Esqueda

Approval of Minutes for the February 17, 2025 Meeting.

A motion was made by Mason, seconded by Adamski, to defer the approval of the minutes to the next meeting. The motion **PASSED** by a Voice Vote.

[0301-25](#)

Subject: Communication from the Deputy Executive Director of the Community Development Authority of the City of Racine (CDA) submitting results for City of Racine Official Notice #9-2024, Request for Bid (RFB) Lincoln King Townhome Development Project (Re-bid) and authorization to enter into a contract with KGI Construction Group LLC.

Recommendation of the Community Development Authority on

03-17-2025: That the bid received for Official Notice #9-2024, a Request for Bid (RFB) Lincoln King Townhome Development Project (Re-bid) for the construction of 33 townhome units be awarded to KGI Construction Group LLC, they being the lowest, responsible bidder.

Further, that City staff, the CDA Executive Director, and/or the Chairman of the CDA, or their designee(s), be authorized to negotiate and execute a contract with KGI Construction Group LLC for the construction of townhomes for the Lincoln King Development Project.

Fiscal Note: The purpose of the grant is to construct dwelling units in this area. Sufficient funds are available in the amount requested for this contract in the amount of \$14,000,000.00 for this project. Funds will come from Lincoln King Neighborhood Account number: 20309 57200 60030 Neighborhood Investment Grant, 60484 59200 Storm Water Contribution, 22960 52335 22906 Remaining Match, and additionally through sales revenue of the units.

Attachments: [Agenda Briefing Memo](#)
[Site Plan Renderings](#)
[CDA Resolution 25-07](#)
[#0301-25 Resolution](#)

Prior to taking the first item, Mayor Mason thanked everyone for being flexible to the room change due to the elevator being out at City Hall.

Jeff Hintz, Assistant Director, reviewed the request and introduced Kevin Wahlgren from KGI Construction Group, LLC who was present to answer any questions from the CDA. Hintz provided a summary of the project. He stated that the bids were due for the Lincoln King Townhome Development Project (Re-bid) on Monday, December 17, 2024, at 10:00 a.m. and one proposal was received from KGI Construction Group, LLC. Hintz stated the RFB (Request for Bid) required the construction of 33 townhome units for the Lincoln King Redevelopment project and for the developer to provide a site layout, renderings, and other information for city and CDA staff to review. He explained that since the bids were submitted that City and CDA staff were doing due diligence work to ensure the proposed development complies with all Neighborhood Investment Grant Program requirements. Hintz showed a map of the area for the building and renderings of what would be built. Hintz explained staff's recommendation to approve Resolution 25-07 and explained the "physical" note (in honor of Alder Mollie Jones).

Adamski asked about the accessibility of the units.

Wahlgren stated that the RFB did not address accessibility and discussed how a unit would have to be notified, if needed.

Hintz explained to Authority members that this was the first phase of the project.

Hardy discussed addressed ADA (American Disabilities Act) compliancy in Phase II of the project.

In response to Shakoor, II, Mason stated that funds have to be spent this year. However, once properties are sold it would return as program income.

In response to Shakoor, II, Wahlgren stated that the \$309,000 for each unit includes demolition, site prep, etc.

Mason discussed the design of the town homes and how the design should be representative of the character of the neighborhood.

A motion was made by Mason, seconded by Hardy, to adopt CDA Resolution 25-07 recommending approval of the request. The motion PASSED by a Voice Vote.

[0304-25](#)

Subject: Communication from the Deputy Executive Director of the Community Development Authority submitting results for City of Racine Official Notice #5-2025 Lincoln-King Neighborhood Demolitions and authorization to award the bids.

Attachments: [Agenda Briefing Memo](#)

Hintz explained that the bids for demolition were received today at 10:00 a.m. with the lowest bidder being Vassh Excavating and Grading, Inc. in the amount of \$202,097.

Hintz showed the bid results received from other companies.

In response to Mason, Hintz stated that Vassh should be ready to begin in 30 days or less. Hintz explained the recommendation of staff and the fiscal note as presented in CDA Resolution 25-08.

Discussion after the motion: Mason acknowledged staff for their time and dedication.

A motion was made by Mason, seconded by Cobb Madsen, to adopt CDA Resolution 25-08 awarding the bid for Lincoln-King Demolitions to Vassh. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 6:25 p.m.