



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATES:

August 14, 2023, Community Development Authority of the City of Racine
August 28, 2023 Finance and Personnel Committee
September 5, 2023 Common Council
September 18, 2023 Community Development Authority of the City of Racine

PREPARED BY: Cathy Anderson, Economic Development & Housing Manager
Jeff Hintz, CNU-A, Assistant Director of City Development

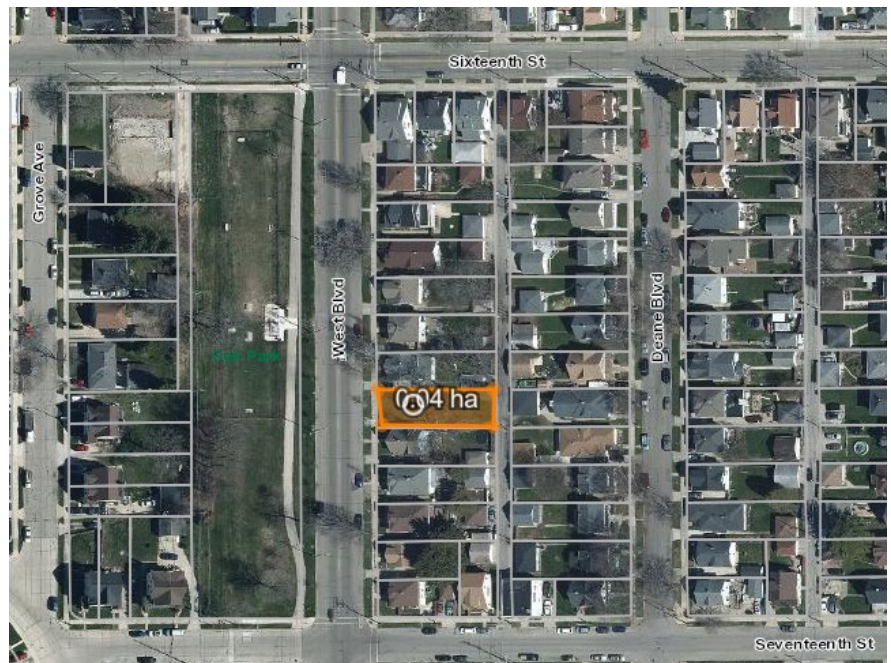
SUBJECT: Consideration of Resolution 23-23 authorizing the acquisition of a vacant property owned by the City of Racine and located at 1633 West Blvd. by the Community Development Authority of the City of Racine (CDA) for blight elimination and redevelopment and that the CDA acquire such property notwithstanding that it is not in an existing redevelopment area.

SUMMARY: Racine County acquired the property via foreclosure action in October 2018 and subsequently transferred the property to the City of Racine in December 2018. The property has been vacant since the previous home on the site was razed by the City in 2016. Since that time, the Department of City Development has maintained this property.

The purpose of the transfer from the City of Racine is to allow the CDA the opportunity to build a new home on the vacant lot located at 1633 West Blvd. (Parcel ID: [276000013115000](#)). Once the home is complete in Spring 2024, it will be listed for sale on the Multiple Services Listing (MLS).

BACKGROUND & ANALYSIS:

- **Address:** 1633 West Blvd.
- **Transferred from Racine County:** December 2018
- **Last date of tax role:** 2015
- **Razed by the City:** 10/31/2016
- **Funding program used to build the new home:** American Rescue Plan Act (ARPA)
- **Construction Cost:** \$323,700
- **MLS listing date:** Spring 2024
- **Upon Sale Deed Restriction(s):** 7-year owner-occupied dwelling
- **Upon Sale Contingencies:** Appraisal and inspection



Timeline of actions to Date:

August 14 – CDA - Public hearing and determination of blight by the CDA

August 28 – Finance and Personnel Committee - Recommendation of the transfer from the City of Racine to the CDA.

September 5 – Common Council - Consideration of resolution that includes the following findings:

- That a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the real estate by the CDA;
- That a comprehensive redevelopment plan is not necessary to determine the need for the uses of the property after acquisition by the CDA, and
- That a comprehensive redevelopment plan is not necessary to determine the relation of the acquisition to other property redevelopment by the CDA.

September 18 – CDA - Authorization to acquire the property.

RECOMMENDED ACTION:

Staff recommends that the Community Development Authority of the City of Racine authorizes the Executive Director and/or the CDA Chairman, or their designee(s), to act on behalf of the CDA to transfer 1633 West Boulevard to the CDA and take any action to: sign all forms and documents necessary, pay all fees, and take necessary action to successfully transfer the Site to the CDA.

BUDGETARY IMPACT:

Transfer of the property will require \$30 in recording fees. ARPA funding will support the construction of the new home. Proceeds from the future sale, minus commissions and fees, will be routed to account "Sale of Property-Other CDA ARPA (95060.48309.22907)" as program income.