



City of Racine

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

Meeting Minutes - Final

Community Development Authority

Monday, September 30, 2024

6:00 PM

City Hall, Room 303

Call To Order

Chair Shakoor, II, called the meeting to order at 6:01 p.m.

PRESENT: 5 - Shakoor II, Mason, Vice Chair Adamski, Madsen and Hardy

EXCUSED: 1 - West

Approval of Minutes for the August 19, 2024 Meeting.

A motion was made by Adamski, seconded by Hardy, to approve the minutes of the August 19, 2024, meeting. The motion **PASSED** by a Voice Vote.

6:00 P.M. PUBLIC HEARING

[0615-24](#)

Subject: Public Hearing and consideration of Resolution 24-14 related to property owned by the City of Racine and located at 1624 Holmes Avenue for potential acquisition 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.

Attachments: [ABM - 1624 Holmes Avenue](#)
[CDA Resolution 24-14](#)

Chair Shakoor, II, explained that the item before the CDA was a public hearing.

Jeff Hintz, Assistant Director, explained the request and showed the aerial photograph for the property in question. He stated that the City currently owns and acquired the lot due to tax foreclosure and as part of a land banking effort with Racine County in December 2018. He explained that the structure was demolished in 2014, and the lot has remained vacant ever since. He stated the intent was to always have a house built on the lot, it was just a matter of who was going to build the house. Hintz stated that the CDA can do a HOME funds project in conjunction with the church property that the CDA recently acquired to the north. Hintz explained the timeline of acquisition for the property. He stated tonight's meeting is the public hearing and the determination of blight for the property. Hintz explained staff's recommendation and stated that staff is recommending that the CDA recommend to the Common Council that the property at 1624 Holmes Avenue be acquired, notwithstanding that it is not in a redevelopment area and that the property is blighted. Hintz stated that the transfer of the property will require \$30.00 in recording fees.

Chairman Shakoor, II, closed the public hearing at 6:06 p.m.

A motion was made by Adamski, seconded by Hardy, to approve CDA Resolution 24-14, approving the request. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARING

[0841-24](#)

Subject: Consideration of Resolution 24-23 related to the transfer of a property at 1105 Dr. Martin Luther King Jr. Drive and construction of a single-unit dwelling for the Lincoln-King Redevelopment Project with the Racine Habitat for Humanity.

Attachments: [ABM - 1105 Dr. MLK Jr. Dr.](#)
[CDA Resolution 24-23](#)

Hintz explained the request, the location of the lot, and showed an aerial photography of the property and area. He explained that the property was demolished and that there was a garage in the rear of the lot that remains. He showed street view images of what the property used to look like and explained the background of the property. He stated that the property was acquired on June 30, 2024, for the purposes outlined in the Lincoln King Redevelopment Plan and Resolution of Necessity approved by the CDA.

Hintz explained that Habitat for Humanity (Habitat) approached the CDA about acquiring the property once building at the property at 1111 West Street became problematic due to soil condition issues. He stated that Habitat seeks to complete a preliminary review of the lot, a soil compaction testing, an agreement in place outlining funding for the construction – he stated that this would be similar to a developer’s agreement and is standard operating procedure. Hintz explained that the agreement would detail which CDA house plan is constructed on the site, and Habitat for Humanity would sell to a first-time owner-occupant. He explained that Habitat would essentially function as the contractor for building a home on the site.

Hintz explained staff’s recommendation. He stated that the recommendation is that the Executive Director and/or City Attorney, or their designees, be authorized to transfer the property to Habitat for Humanity for the purpose of redevelopment and enter into an agreement with Habitat to construct and sell a single-unit dwelling to an owner-occupant, as outlined in the Memo. He explained the fiscal note stating that the purpose of the grant is to construct housing units and sufficient funds are available to construct a home at this address in the Lincoln King Neighborhood Grant.

A motion was made by Mason, seconded by Hardy, to approve the item and its companion CDA Resolution 24-23. The motion PASSED by a Voice Vote.

[0842-24](#)

Subject: Consideration of Resolution 24-24 related to an extension of a professional services agreement for the Lincoln-King Redevelopment Project with TerraVenture Advisors LLC.

Attachments: [ABM - Terraventure](#)
[CDA Resolution 24-24](#)

Hintz explained the request. He stated in June 2023 CDA staff procured the services of Concord Group and TerraVenture to aid in the implementation of the Lincoln King Neighborhood Redevelopment Plan. TerraVenture was procured to lead efforts and assist staff with consultation with existing owners and tenants; coordination of home

inspections and appraisals of property; preparation and presentation of relocation packages to tenants and owners; etc. He explained the recommendation of staff was that the Executive Director and/or City Attorney, or their designee(s) extend the professional agreement with TerraVenture Advisors LLC. Hintz explained the fiscal note stating that the grant allows professional services and sufficient funds are available to extend the agreement for \$49,900.00. Funds will come from the Lincoln King Neighborhood Professional Services Neighborhood Investment Grant.

Hardy asked how many properties they have helped us with.

Hintz stated essentially all of them; we have closed on 14 properties so far and they have helped with outreach events to answer questions about relocation.

In response to Hardy, Hintz confirmed that TerraVenture has been responsive with no issues.

Adamski asked if we foresee any additional delays given our timeframes for the project.

Hintz stated that legal staff think that the properties we need to get for the project we should have by the end of the year. He explained the coordination between appraisals, acquisitions, etc. that take place.

A motion was made Mason, seconded by Hardy, to approve the item and its companion CDA Resolution 24-24. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 6:17 p.m.