



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATES:

September 29, 2025, Community Development Authority of the City of Racine

October 2025, Common Council

December 1, 2025, Community Development Authority of the City of Racine

PREPARED BY: Walter D. Williams EDP, MBA Director of City Development

SUBJECT: Consideration of Resolution 25-24 authorizing and directing the Executive Director to undertake all actions necessary to effect the purchase of 90 Reichert Court from River's End Marina, LLC, on behalf of the Community Development Authority of the City of Racine.

SUMMARY: The property at 90 Reichert Court is currently used for boat storage, with several vessels abandoned and left without titles. This has led to environmental issues, including hazardous substances seeping into the soil, while the property's unsightly condition undermines the ability to attract high-quality development at the neighboring 1129 Michigan Boulevard site.

By acquiring this parcel, last purchased on February 16, 2023, the Community Development Authority (CDA) would have the opportunity to consolidate it with 1129 Michigan Boulevard. This strategic assembly would not only resolve blight and environmental concerns but also create a larger, more attractive site, positioning it as a premier redevelopment opportunity for future investors.

BACKGROUND & ANALYSIS:

- **Address:** 90 Reichert Court
- **Lot Size:** 37,117 square feet (.852 acres)

Because the property is not in a redevelopment area with a redevelopment plan adopted by the City of Racine and its CDA, the CDA must hold a public hearing to discuss the potential acquisition and find that the property should be acquired notwithstanding that it is not in a redevelopment area for the purposes of blight elimination and redevelopment.



A notice was posted on the property on Friday, September 19, 2025, to comply with the Wisconsin State Statute of at least a 10-day posted notice on the subject property.

The timeline for this item is as follows:

1. **September 29, 2025 (CDA)** - Public Hearing and determination of blight.
2. **October 2025 (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 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.
3. **December 1, 2025 (CDA)** - Authorization to negotiate and potentially acquire the property.

RECOMMENDED ACTIONS:

September 29 - CDA: That the Community Development Authority of the City of Racine recommends to the Common Council that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the property at 90 Reichert Court, the uses of the property after acquisition, and the relation of the acquisition to other property redevelopment by the Community Development Authority of the City of Racine and that the property is blighted.

October – Common Council: That the City of Racine Common Council authorizes the CDA to acquire the property and adopt the resolution which finds:

- That a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of 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.

December 1, 2025 – CDA: That the Executive Director and/or the CDA Chairperson, or their designee(s), be authorized to act on behalf of the CDA, to negotiate, sign, and execute all documents necessary to acquire the property.

BUDGETARY IMPACT:

The price as provided by the current owner is \$500,000.00; proposed funding for the acquisition would be from Account 40014 57100 Land, in TID 14. Funds in this amount are currently available in TID 14.

Transfer of the property will require \$30 in recording fees.