



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATE: March 17, 2025

PREPARED BY: Jeff Hintz, CNU-A, Assistant Director, Development of City Development

SUBJECT: Communication from the CDA Deputy Executive Director, 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.

SUMMARY: On Monday December 17, 2024, at 10:00 AM Local time, the City of Racine Finance Department received proposals for City of Racine Official Notice #9-2024 Request for Bid (RFB) Lincoln King Townhome Development Project (Re-bid). One proposal was received; it was from KGI Construction Group LLC (KGI). The RFB required the construction of 33 townhome units on properties that are being acquired or have been acquired by the CDA. The RFP required the developer to provide a site layout, renderings, and provide other pertinent information for city and CDA staff to review their proposal and qualifications.

BACKGROUND & ANALYSIS: Since this bid was received, City and CDA staff have been doing due diligence work to ensure this proposed development will come to fruition and will comply with all Neighborhood Investment Grant Program requirements. This has included City and CDA staff working with the KGI team and Concord Group to ensure the site layout and building design proposal that is attached to this item and summarized in this memo comply with development regulations.

The townhome development would occupy the west side of Wlson Street between West Street and Prospect Street with two, 5-unit walkup buildings; the south side of West Street between Peck Avenue and Wilson Street with one, 4-unit walkup building; Prospect Street east of Frederick Street, one 4-unit walkup building and one 3-unit walkup building; Frederick Street between Prospect Street and Hamilton Street, one 5-unit walkup building;



and Hamilton Street east of Frederick Street, one 4-unit walkup building and one 3-unit walkup building.

Each unit will have an attached 2 car garage accessed from the rear; the first floor contains kitchen, restroom facilities, living area and

mechanicals; the second floor contains three bedrooms and a full bathroom. The buildings generally have the same appearance in terms of styling; the image above is a rendering of a street facing façade of the 5-unit walkup. Full plans are included in the attachments to this item.

RECOMMENDED ACTION: Staff recommends that the Community Development Authority of the City of Racine authorize City staff, the Executive Director, and/or the Chairman of the CDA, or their designee(s), to negotiate and execute a contract with KGI Construction Group LLC, for the construction of Townhomes in the Lincoln King Neighborhood in the amount of \$14,000,000.00

BUDGETARY IMPACT: 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.