



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

Community Development Authority: June 18, 2026

PREPARED BY: Michelle Cook, Associate Planner

REVIEWED BY: Jeff Hintz, CNU-A, Interim Executive Director

SUBJECT: Consideration of Resolution 26-07 authorizing the Interim Executive Director of the Community Development Authority of the City of Racine to access funds from the City of Racine's Tax Incremental District No. 22 for the environmental remediation of 500 Walton Avenue.

EXECUTIVE SUMMARY: City Staff seeks permission to access funds on behalf of the CDA from the City of Racine's Tax Incremental District No. 22 infrastructure allocation for the purpose of environmental remediation at 500 Walton Avenue. The environmental remediation will better prepare the site for residential redevelopment.



BACKGROUND & ANALYSIS: The property at 500 Walton Avenue was acquired by the CDA in 2022 for the purposes of blight elimination and redevelopment. The building on the property was demolished in 2023/2024.

In 2023, CDA/City Staff began site investigations on the property and conducted a Phase II Environmental Site Assessment. The Phase II showed there were PAHs (Polycyclic Aromatic Hydrocarbons), heavy metals, and arsenic on the site exceeding the direct contact RCL (residual contaminant level) as set by the Wisconsin Department of Natural Resources (WDNR).

To better prepare the site for redevelopment, staff along with the City's environmental consultant, have determined that removing certain areas of contaminated soil within the site would be advantageous and prepare the site for residential redevelopment. Remediation

activities would remove at least 4 feet of soil within the areas that have the environmental contamination above the direct contact RCL (the northerly portion of the site). To carry out the remediation activities, staff requests to use funds from Tax Incremental District No. 22 (TID No. 22).

The Project Plan for TID No. 22 allows the CDA to allocate and use funds to implement programs, including, but not limited to, remediation of hazardous materials and substances from the site and other costs related to redevelopment. Staff has determined that the use of these funds for environmental cleanup is consistent with the TID Project Plan and would contribute to the overall revitalization of the area.

RECOMMENDED ACTION:

Staff recommends that the Community Development Authority of the City of Racine adopt Resolution 26-07 authorizing the Interim Executive Director, or designee, to act on behalf of the CDA to access funds from Tax Incremental District No. 22 for the remediation of 500 Walton Avenue, sign all forms and documents necessary, pay all fees, and take necessary action to undertake, direct and complete remediation activities.

BUDGETARY IMPACT:

Anticipated costs for the cleanup will be \$215,000. Additional funding may be requested for the disposal of the soil once costs are finalized. Sufficient funds are available in the TID No. 22 account.