



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATE: January 14, 2026

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

SUBJECT: Consideration of Resolution 26-03 authorizing and directing the Executive Director to undertake all actions necessary to lease CDA-owned property at 920 Wilson Street and 923 Peck Avenue to City of Racine Police Officer Gabrielle Hood.

SUMMARY: These properties were acquired as part of the [redevelopment plan efforts for the Lincoln-King Neighborhood](#) in 2024. The proposed lessee, Gabrielle Hood, approached CDA staff in June of 2025 related to the status of the building and expressed a desire to historically rehabilitate this for use as a single-unit dwelling.

BACKGROUND & ANALYSIS: This property was acquired in August of 2024 along with the adjacent parcel at 923 Peck Avenue. The home at 923 Peck Avenue was located on a non-conforming lot and not historical in nature and was demolished in July of 2025.

The property at 920 Wilson Street was built in 1851 per [State Historical Society records](#) and is known as the Sidney A. Sage House. This property, while not part of any National or State Historical listing, was noted on the [State Street Historical Survey](#) as “pivotal.” The building was used as a residence from its construction until conversion to the “West Central Association” was done and the facility contained offices and at one point an elevator was installed.

Ms. Hood has done extensive research and spent her own time and resources investigating the use of historic tax credits, historical restoration methods, and developed a project budget with timeline, to fully convert this building to a single-unit dwelling utilizing approved historic preservation methods. This lease would allow Ms. Hood to begin stabilizing and performing work on the structure, consistent with historic preservation standards, to prevent and mitigate further decay and deterioration until a permanent sales agreement can be detailed and brought to the CDA for consideration.

RECOMMENDATION: That the Executive Director, Deputy Director, Chairperson, Legal Counsel, or their designees be authorized to draft and execute a lease document for the property at 920 Wilson Street and 923 Peck Avenue with Gabrielle Hood to allow for improvements and stabilization of the property consistent with approved Historic Preservation methods and practices with all work being approved by the Executive Director or Deputy Director with any required permits being obtained.

BUDGETARY IMPACT:

The proposed lease would be \$1 a month with all improvements and stabilization being funded by Ms. Hood.