



City of Racine, Wisconsin
AGENDA BRIEFING MEMORADUM

AGENDA DATE: September 9, 2019

SUBJECT:

Communication sponsored by Alder Shakoor requesting that the City accept ownership of 1109 Twelfth Street and transfer the property to Racine Revitalization Partnership.

PREPARED BY:

Matthew Rejc, Manager of Neighborhood Services

EXECUTIVE SUMMARY:

Racine County has foreclosed upon a marginal property (20 sq. ft.) at 1109 Twelfth Street, which is surrounded on both sides by City-owned properties that have been approved to be transferred to Racine Revitalization Partnership. Staff recommends accepting 1109 Twelfth Street and deeding it to Racine Revitalization Partnership to continue their anticipated development.

BACKGROUND & ANALYSIS:

As part of Resolution #0332-18, the City of Racine agreed to transfer City-owned vacant lots at 1107 Twelfth Street and 1204 Highland Avenue to Racine Revitalization Partnership (RRP) for redevelopment purposes. These properties were previously foreclosed upon by Racine County and transferred to the City of Racine for redevelopment through Resolution #0038-18. After undertaking initial work related to planning for the anticipated townhome development that is expected to stretch across these properties, staff from the City discovered a small marginal property, 1109 Twelfth Street, located between 1107 Twelfth Street and 1204 Highland Avenue which would prevent development unless it is acquired as well. The property at 1109 Twelfth Street is approximately 20 square feet in size (30 feet x 8 inches).

Earlier this year, Racine County initiated tax foreclosure actions against 1109 Twelfth Street and recently came into possession of it. The Racine County Board of Supervisors has approved donation of the property to the City, provided that the City in turn transfers the property to RRP as part of its redevelopment action.

BUDGETARY IMPACT:

The City will insure all properties while holding title, and will pay all property maintenance fees (snow removal, mowing, etc). While in City ownership, the properties will not accrue or pay property taxes. However, transfer to RRP from the City is expected to occur shortly after the City takes title.

RRP will pay all recording fees. No back taxes, liens, or fees may be paid by the City in exchange for the property.

RECOMMENDED ACTION:

To recommend the Common Council accept title to 1109 Twelfth Street upon donation from Racine County to the City of Racine by the Racine County Board of Supervisors, and in turn approve transfer of the property to RRP for redevelopment.