



Community Development Authority City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATES:

September 18, 2023, Community Development Authority of the City of Racine
September 19, 2023, Common Council
October 2, 2023 Community Development Authority of the City of Racine

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

SUBJECT: Public Hearing and consideration of Resolution 23-22 related to property owned by the Young Men’s Christian Assoc, of Racine, located at 725 Lake Avenue, for potential acquisition by the Community Development Authority of the City of Racine (CDA) for blight elimination and redevelopment and that the CDA acquire such property notwithstanding that it is not in an existing redevelopment area.

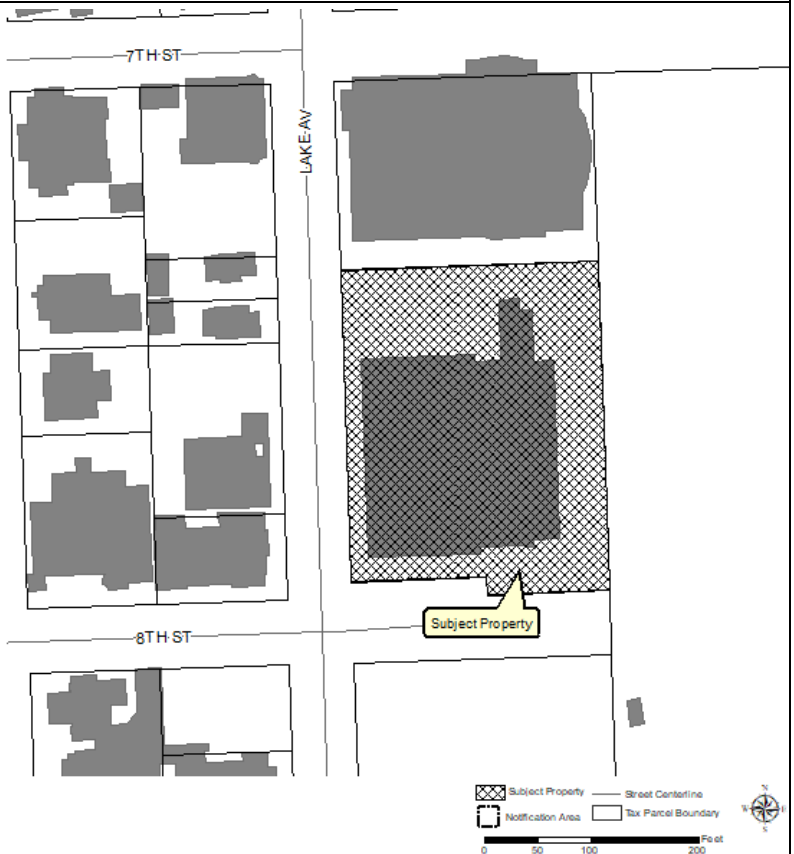
SUMMARY: This property has been listed for sale and has not been used as a semi-public institution and recreation center (YMCA) since 2019 when the building closed. Since that time the property has fallen into disrepair and break-ins and vandalism have occurred to the building while it was listed for sale and not being occupied.

The potential acquisition would be to demolish the building and then to prepare the site for redevelopment in the future. The preparation of the site for redevelopment will take some time due to the complexity of the site’s topography, the removal of the existing building, and the bluff on which the property is located.

BACKGROUND & ANALYSIS:

- **Address:** 725 Lake Avenue.
- **Lot Size:** 1.69 Acres
- **Year Built:** 1958
- **Building Size:** 103,597 square feet

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. Since the property owner is the Young Men’s Christian Assoc, of Racine, notice of this public hearing was delivered by Certified Mail to the property owner, and sent on August 28, 2023, to comply with Wisconsin State Statute.



The timeline for this item is as follows:

1. **September 18, 2023 (CDA)** - Public Hearing and determination of blight.
2. **September 19, 2023 (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 the 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. **October 2, 2023 (CDA)** - Authorization to negotiate and potentially acquire the property.

RECOMMENDED ACTIONS:

September 18 – CDA: That the Community Development Authority of the City of Racine recommends to the Common Council that the property at 725 Lake Avenue be acquired, notwithstanding that it is not in a redevelopment area and that the property is blighted.

September 19 – 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 the 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.

October 2 – CDA: That the Executive Director and/or the CDA Chairperson, or their designee(s), be authorized to act on behalf of the CDA, and be authorized to negotiate, sign, and execute all documents necessary to acquire the property.

BUDGETARY IMPACT: To negotiate and potentially acquire the property the following would be applicable:

City of Racine – N/A as the CDA will be acquiring the property and City funds will not be used for property acquisition or recording of necessary documents.

CDA – Purchase price and subsequent recording fees of \$30 will be required once the property is acquired. The CDA has money budgeted and allocated for these types of activities within the current budget for 2023.