



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATE: January 13, 2025

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

SUBJECT: Consideration of Resolution 25-02 related to the transfer of a property at 1014 Dr. Martin Luther King Jr. Drive for the operation of the Lincoln King Community Center and Clinic with Lincoln King Community Center and Clinic QALICB, Inc.

BACKGROUND & ANALYSIS: This property was acquired by the CDA in 2007. This property was built as a dwelling in the late 1800's and then used as a homeless shelter before it was demolished around 2007. Since that time a couple of development concepts were presented for the property but did not come to fruition.

On June 20, 2023, the CDA adopted the [Lincoln King Neighborhood Redevelopment Plan](#). Since that time, staff has been working to implement the plan utilizing grant funding from the Neighborhood Investment Fund Grant Program from the State of Wisconsin awarded in March of 2022 related to the development of townhouses and improvement of existing housing stock in the neighborhood.

The City of Racine was also awarded a grant to develop a Federally Qualified Health Clinic and has undertaken the process to do so. Additional information about the FQHC and Community Center can be found under item [1064-24](#) from December of 2024. A groundbreaking event was held on October 30 at the site of the Lincoln King Community Center and Clinic and attended by community members, government officials of all levels, and neighborhood residents.

One action that needs to take place is the transfer of the property from the CDA to the non-profit entity that will own the property and that will lease portions of the to-be-constructed building to the FQHC and to the City. 1014 Dr. Martin Luther King Jr. Drive is owned by the CDA and is located within a redevelopment area. As such, the CDA adopting the attached resolution, would finalize approval of the transfer of the property for the specific purpose as outlined herein.

BUDGETARY IMPACT: Property recording fees are expected to total \$30 and the transfer price would be \$1.

RECOMMENDED ACTION: That the Executive Director and/or the City Attorney, or their designee(s), be authorized to complete the following actions:

1. Transfer the property at 1014 Dr. Martin Luther King Jr. Drive to Lincoln King Community Center and Clinic QALICB, Inc., for the purpose of operating the Lincoln King Community Center and Clinic.
2. Record and draft any necessary documents to complete the transaction.