



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATES:

March 18, 2024, Community Development Authority of the City of Racine
April 8, 2024, Finance and Personnel Committee
April 15, 2024, Common Council
May 6, 2024, Community Development Authority of the City of Racine

PREPARED BY: Cathy Anderson, Economic Development & Housing Manager and Jeff Hintz, CNU-A, Assistant Director of City Development

SUBJECT: Public Hearing and Consideration of Resolution 24-06 authorizing the acquisition of property owned by the City of Racine and located at 1644 South Memorial Drive 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: The property at 1644 South Memorial Drive is currently vacant and is zoned for residential use. Since 2019, the Department of City Development has maintained this property.

The purpose of the transfer from the City of Racine to the CDA is for the development of residential dwelling on the vacant lot. The project will go through the public bidding process and, if approved, is anticipated to be completed in the winter of 2024.

BACKGROUND & ANALYSIS:

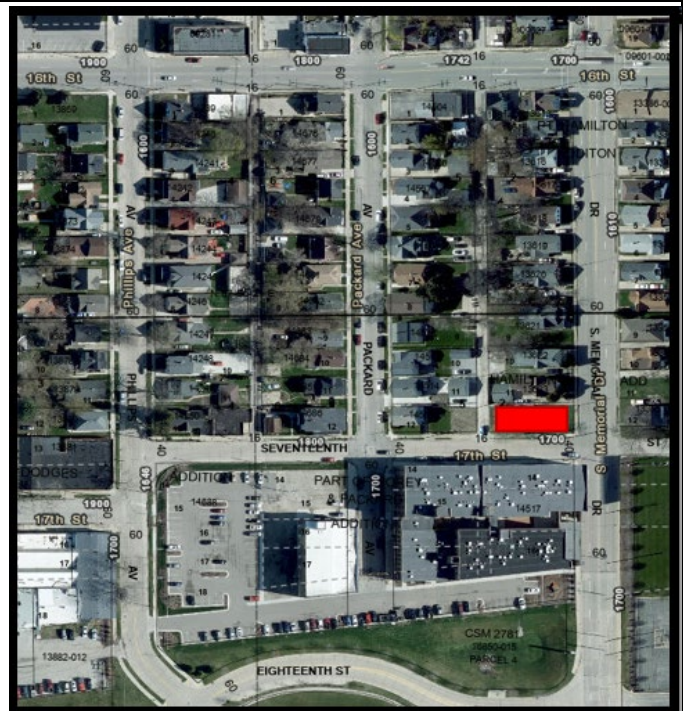
- **Address:** 1644 South Memorial Drive (Parcel ID: 276000013624000)
- **Transferred from Private Ownership:** December 2018
- **Last date of tax role:** 2018

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 City of Racine, notice of this public hearing was posted on the property on Friday, March 8, 2024, to comply with the Wisconsin State Statute.

The timeline for this item is as follows:

1. **March 18, 2024 (CDA)** - Public Hearing and determination of blight.
2. **April 8 (Finance and Personnel Committee)** – consideration to transfer a City asset
3. **April 15, 2024 (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.
4. **May 6, 2024 (CDA)** - Authorization to negotiate and potentially acquire the property.

RECOMMENDED ACTIONS:

March 18 - CDA: That the Community Development Authority of the City of Racine recommends to the Common Council that the property at 1644 S. Memorial Drive be acquired, notwithstanding that it is not in a redevelopment area and that the property is blighted.

April 8 – Finance and Personnel Committee: That the property be transferred to the CDA

April 15 – 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.

May 6 – 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:

Transfer of the property will require \$30 in recording fees. All future proceeds from the redevelopment, and sale, minus commissions and fees, will be routed back as program income to the CDA.