



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATES:

August 14, 2023, Community Development Authority of the City of Racine
August 28, 2023, Finance and Personal Committee
September 5, 2023, Common Council

PREPARED BY: Cathy Anderson, Economic Development & Housing Manager

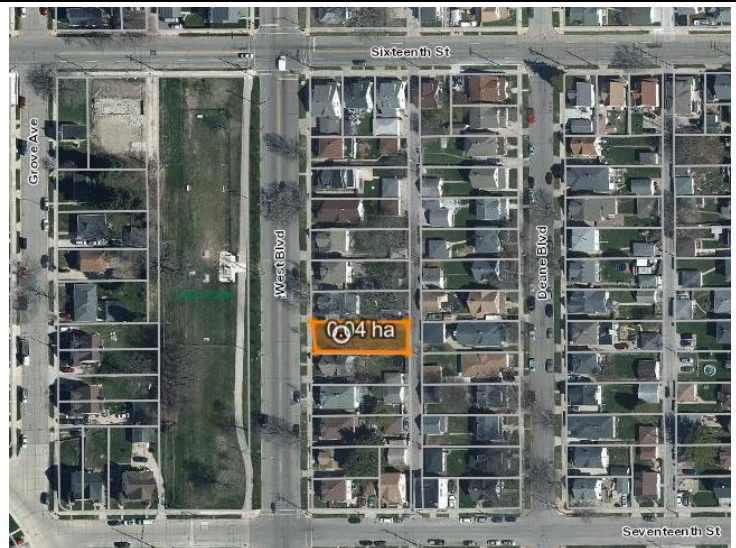
SUBJECT: Communication sponsored by Alder West, on behalf of the Director of City Development, requesting the transfer of vacant property owned by the City of Racine and located at 1633 West Boulevard to the Community Development Authority of the City of Racine (CDA) for the purpose of blight elimination and residential development and that the CDA acquire such property notwithstanding that it is not in an existing redevelopment plan.

SUMMARY: Racine County acquired the property via foreclosure action in October 2018 and subsequently transferred the property to the City of Racine in December 2018. Since that time, the Department of City Development has maintained this property.

The purpose of the transfer from the City of Racine is to allow the CDA the opportunity to build a new home on the vacant lot located at 1633 West Blvd. (Parcel ID: [276000013115000](#)). Once the home is complete in Spring 2024, it will be listed for sale on the Multiple Services Listing (MLS).

BACKGROUND & ANALYSIS:

- **Address:** 1633 West Blvd.
- **Transferred from Racine County:** December 2018
- **Last date of tax role:** 2015
- **Razed by the City:** 10/31/2016
- **Funding program used to build the new home:** American Rescue Plan Act (ARPA)
- **Construction Cost:** \$323,700
- **MLS listing date:** Spring 2024
- **Upon Sale Deed Restriction(s):** 7-year owner-occupied dwelling
- **Upon Sale Contingencies:** Appraisal and inspection



Since the property is not in a redevelopment plan, a public hearing was held at the CDA meeting on August 14, 2023 to discuss the property's transfer/acquisition. During that meeting, the CDA found 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 the public hearing was posted on the site at 1633 West Boulevard on Friday, August 4, 2023 to comply with Wisconsin State Statutes.

RECOMMENDED ACTION:

That the transfer of property at 1633 West Boulevard from the City of Racine to the Community Development Authority be approved, and that it be found that a comprehensive redevelopment plan is not necessary to

determine the need for the acquisition of the property, the uses of the property after acquisition, and the relation of the acquisition to other property redevelopment by the Community Development Authority of the City of Racine (CDA). Further, that the City of Racine transfer such real estate to the CDA and that the CDA be permitted to acquire such real estate notwithstanding that it is not within an existing redevelopment plan. Finally, that the Mayor, City Clerk, and Executive Director of the CDA, or their designee(s), be authorized and directed to sign and execute all documents necessary to complete the property transfer.

BUDGETARY IMPACT:

Transfer of the property will require \$30 in recording fees and funds from the American Rescue Plan Act will support the construction of the new home. Proceeds from the future sale, minus commissions and fees, will be routed to account "Sale of Property-Other CDA ARPA (95060.48309.22907)" as program income.