



City of Racine, Wisconsin
AGENDA BRIEFING MEMORADUM

AGENDA DATE: November 9, 2020 Finance and Personnel Committee

SUBJECT:

Communication sponsored by Alder Coe requesting the City receive 1030 Twelfth Street from Racine County and transfer the property to Racine Habitat for Humanity for the purpose of redevelopment.

PREPARED BY:

Matthew Rejc, Manager of Neighborhood Services

EXECUTIVE SUMMARY:

The property at 1030 Twelfth Street was recently foreclosed upon and acquired by Racine County during their spring tax foreclosure action in 2020. Racine Habitat for Humanity approached the County Treasurer and City Development staff about acquiring this property on August 25, 2020. The property is currently a grass-covered lot on which Habitat proposes to construct a single-family home. Habitat also plans to also build a new single-family home on the property immediately west of 1030 Twelfth Street, which they currently own.

BACKGROUND & ANALYSIS:

The proposed transfer to Habitat will include a written agreement with the City detailing that:

- Property transfer is contingent on construction financing availability.
- All work will be performed with proper building permits and the buildings will be in compliance with City building codes before resale. City staff will also have the ability to provide design input prior to construction.
- Certificate of final inspection (completion of construction/rehabilitation) must be obtained within two years of receiving the property.
- Habitat must comply with all Federal regulations associated with these properties should Federal funding be used on this property.
- The City intends to execute appropriate legal instruments prior to transfer of the property that will allow the City to regain ownership of the property if Habitat is not compliant with any of the above stipulations or, if applicable, Federal regulations.

Ultimately, the goal of this property transfer is to redevelop the parcel and to return it to the tax rolls. The redevelopment and sale of this parcel will generate revenue for Habitat and an affordable homeownership opportunity for an eligible home buyer.

BUDGETARY IMPACT:

Habitat will reimburse the City for title transfer, recording, or any other applicable fees, estimated at approximately \$30.

RECOMMENDED ACTION:

That the Finance and Personnel Committee recommend approval of the reception of 1030 Twelfth Street from Racine County and transfer of the property to Racine Habitat for Humanity for the purpose of redevelopment.

