



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Final

### Community Development Authority

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Monday, May 15, 2023

5:30 PM

City Hall, Room 303

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#### Call To Order

*Vice Chair Adamski called the meeting to order at 5:36 p.m. due to technical difficulties.*

#### Roll Call

*Michelle Cook, Associate Planner, called the Roll Call.*

**PRESENT:** 4 - Mason, Vice Chair Adamski, Madsen and Hardy

**EXCUSED:** 1 - West

#### Approval of Minutes for the October 25, 2022 Meeting.

**A motion was made by Mason, seconded by Cobb Madsen, that the October 25, 2022 minutes be approved. The motion PASSED by a voice vote.**

#### [0499-23](#)

Subject: Consideration of Resolution 23-01 authorizing a facade grant and approving the design for a restoration project at 1334 Washington Avenue.

**Attachments:** [ABM - Facade Grant 1334 Washington Ave](#)  
[Applicant Submittal](#)  
[CDA Resolution 23-01](#)

*Cook stated that since the applicant was not current on property taxes when they applied for the facade grant staff is recommending deferral; however, the applicant made a payment earlier that day. She then reviewed the proposed design.*

*Discussion after the motion before the vote:*

*CDA allowed the applicant to speak. He stated that they paid the taxes today and the building has been vacant for seven years. He asked the CDA to reconsider so they can get the work done.*

*In response to Vice Chair Adamski, Cook stated that the precedent in the past is that an application in a similar situation would not be able to go forward.*

*Vice Chair Adamski assured the applicant that the application will be revisited at the June CDA meeting.*

**A motion was made by Mason, seconded by Madsen, that the review and approval of the facade grant and design at 1334 Washington Avenue be**

deferred to the June meeting. The motion **PASSED** by a voice vote.

[0500-23](#)

Subject: Consideration of Resolution 23-02, a request from the Interim Executive Director on behalf of Lakeshore Towers of Racine, seeking permission to obtain a permanent access easement on CDA-owned property at 233 Lake Avenue.

**Attachments:**     [ABM - Easement Request](#)  
                              [Applicant Request](#)  
                              [CDA Resolution 23-02](#)

*Jeff Hintz, Planning Manager, showed an aerial view of the property. He stated that there is a small 50 x 50 foot area that the condo association at Lakeshore Towers of Racine, 333 Lake Ave., thought that they owned but recently found out it was sold to We Energies in the 1980s. Further, that the owner needs to use the area for maintenance of the building. Hintz stated that the property owner will improve the area with a concrete pad for a crane and equipment to be used for maintenance of 333 Lake Avenue; not storage. Staff recommends approval.*

*Mayor Mason asked to see where the area was in relation to the proposed promenade at 233 Lake Ave. Hintz stated that this would not interfere with the promenade.*

*The applicant, Lakeshore Towers of Racine, stated that they have been under the impression that they own this piece of property and found out in January that it is not theirs. Further, they need a sloped concrete pad to place a crane to maintain the 8-story high building.*

**A motion was made by Hardy, seconded by Mason, to adopt CDA Resolution 23-02 approving a permanent access easement to Lakeshore Towers of Racine on CDA-owned property at 233 Lake Avenue. The motion PASSED by a voice vote.**

[0508-23](#)

Subject: Communication from the Interim Executive Director requesting the Community Development Authority make and serve a Jurisdictional Offer upon Penny Racine, LLC, for the acquisition of easements and restrictive covenants at Regency Mall, as authorized by Resolution 22-37, Determination of Necessity.

**Attachments:**     [ABM - Jurisdictional Offer](#)  
                              [Penny Racine LLC Jurisdictional Offer](#)

*Hintz stated that in September and October of 2022, the CDA adopted a redevelopment plan for the area which focused on and authorized the removal of private deed restrictions, agreements, and easements that preclude redevelopment or make redevelopment of the site more difficult. As a final step in extinguishing these restrictions, deeds, and/or agreements, a jurisdictional offer based on the appraisal of these agreements is required. The appraisal of these interests has been valued at \$100. Hintz then reviewed the process. Further, that the offer outlines the rights of the current owner of these interests and outlines the process in how the proceedings will move forward. The value of these interests and rights was appraised to be \$100 and the current owner can accept or decline this offer within 20 days. If no response is received, a determination of just compensation would occur from the circuit court. The end result is that the CDA, as authorized by the Redevelopment Plan and Resolution*

*of Necessity from 2022 would acquire and extinguish these restrictions, deeds, and/or agreements. Staff recommends approval.*

*In response to Mayor Mason, Jerry Franke, City Development Consultant, stated that the appraisal shows that the land will be more valuable with the restrictions gone.*

**A motion was made by Mason, seconded by Madsen, to approve the Jurisdictional Offer, further authorizing the Interim Executive Director to execute all necessary documents and payment of funds to Penny Racine, LLC (CDA Res. 22-37). The motion PASSED by a voice vote.**

[0503-23](#)

Subject: Communication sponsored by Mayor Mason, on behalf of the Interim Executive Director of the Community Development Authority, requesting that the Community Development Authority designate the boundaries of the project area and adopt the Redevelopment Plan for sites located in the Lincoln King Neighborhood, and submit the boundaries of the project area and redevelopment plan to the Common Council for approval, with a recommendation that the Common Council declare the project area to be a blighted area in need of a blight elimination and urban renewal project.

Recommendation of the Community Development Authority on 05-15-23: That the boundaries of the project area and the Redevelopment Plan for Sites Located in the Lincoln King Neighborhood be adopted. Further that the project area be declared a blighted area in need of a blight elimination and an urban renewal project.

Fiscal Note: N/A

**Attachments:**     [ABM - Redevelopment Plan](#)  
                          [Draft Redevelopment Plan](#)  
                          [#0503-23 Resolution](#)

*Hintz stated that the Lincoln-King project area needs to be declared blighted and in need of a blight elimination and urban renewal area in order to use the Neighborhood Investment Fund Grant Program (NIFGP) funds administered by the Wisconsin Department of Administration (DOA) and funded through the American Rescue Plan Act (ARPA). The \$15 million funding seeks to facilitate the development of new housing and the rehabilitation of existing homes within the Lincoln-King Neighborhood. Hintz showed the Lincoln-King boundary with religious institutions removed.*

*Hintz summarized the Lincoln-King redevelopment plan. The duration of the plan is 20 years. Hintz reviewed the actions necessary to designate the redevelopment area and plan. Once the funding is spent it can be reinvested into the area. As of right now, the plan is to build 40 brand new homes and rehabilitate 10 homes. All of the money needs to be earmarked by 2024 and spent by 2026. The plan includes acquisition of in-rem properties (properties that have been or will be foreclosed on), developing new properties, providing relocation support, renovation and rehabilitation of purchased properties, sale of improved properties to City residents, purchase of selected vacant lots, new construction on vacant lots, sale of new construction homes, and improvements to the public realm. Hintz displayed the land use map, the Assessors' condition map, and proposed uses map of the area.*

*Kathleen Fischer, Interim Assistant Director of City Development, stated, in response to Adamski, that City staff has been working with the County in hopes to acquire the 17 in-rem properties in the project area. She also stated that they will adhere to the RacineWorks program when possible.*

*Cathy Anderson, Manager of Economic Development and Housing, stated that on Thursday, May 11, they hosted a community conversation at the Lincoln-King Center. She stated that 25 people were invited and 39 people were in attendance. The main concern was landlords coming in and taking over the area. With that in mind, they are being thoughtful of the number of rooms in each property and placement, along with deed restrictions to prevent landlord ownership. She stated there was a lot of interest in people wanting to sell their homes. Fischer added that they will be using partnerships to educate first-time home buyers and more.*

*In response to Hardy, Anderson stated that she tracks her budget according to the budget that was submitted to the state. She stated that she will be going direct to suppliers for flooring, HVAC, appliances, and smart siding in order to bring down construction costs. She plans to start with the rehabs because work can be done over the winter, but she hopes to take advantage of this building season.*

**A motion was made by Mason, seconded by Hardy, to designate the boundaries of the project area and adopt the Redevelopment Plan for sites located in the Lincoln King Neighborhood, and submit the boundaries of the project area and redevelopment plan to the Common Council for approval, with a recommendation that the Common Council declare the project area to be a blighted area in need of a blight elimination and urban renewal project. The motion PASSED by a voice vote.**

#### [0501-23](#)

Subject: Consideration of Resolution 23-03 authorizing the acceptance of bids and the approval of a contract with Berkshire Hathaway for real estate agent services.

**Attachments:** [ABM - Berkshire Hathaway](#)  
[CDA Resolution 23-03](#)

*Hintz requested to present item #s 0501-23 and 0502-23 simultaneously. Adamski approved.*

*Hintz stated that the CDA will need real estate services as a result of the Lincoln-King Plan.*

*Anderson stated that the request for proposals was published on March 23, 2023 and due on April 10 of 2023, by 10:00 AM. Further, three companies submitted proposals. They were then graded on Qualifications and Experience, Compliance to Scope of Services, Marketing Strategy, and other topics. The top two graded agencies were Berkshire Hathaway and Friedrich Realty RE/MAX Newport Elite. They will both be buyers and sellers agents.*

**A motion was made by Mason, seconded by Hardy, to adopt CDA Resolution 23-03 authorizing the acceptance of bids and the approval of a contract with Berkshire Hathaway. The motion PASSED by a voice vote.**

#### [0502-23](#)

Subject: Consideration of Resolution 23-04 authorizing the acceptance of bids and the approval of a contract with Friedrich Realty RE/MAX

Newport Elite for real estate agent services.

**Attachments:** [ABM - Friedrich Realty](#)  
[CDA Resolution 23-04](#)

See item # 0501-23.

**A motion was made by Mason, seconded by Hardy, to adopt CDA Resolution 23-04 authorizing the acceptance of bids and the approval of a contract with Friedrich Realty RE/MAX Newport Elite. The motion PASSED by a voice vote.**

### 0509-23

Subject: Communication sponsored by Mayor Mason, on behalf of the Interim Executive Director of the Community Development Authority of the City of Racine, for approval of an amendment to the agreement regarding coordination and cooperation between the City of Racine and the Community Development Authority.

Recommendation of the Community Development Authority on 05-15-23: That the amendment to the agreement regarding coordination and cooperation between the City of Racine and the Community Development Authority be approved, as presented.

Fiscal Note: N/A

**Attachments:** [ABM - City - CDA Agreement](#)  
[Draft City - CDA Agreement](#)  
[#0509-23 Resolution](#)

*Hintz stated that there is an agreement already, proposing some amendments. As the CDA carries out the tasks, projects, and work as authorized by City ordinance and State Statutes, changes to the existing agreement became necessary. There is an existing agreement that contemplates and authorizes how the CDA will be staffed and assisted by City staff. This amendment further clarifies the relationship between the City of Racine and CDA in terms of project staffing and funding.*

*Fischer added that the amendment specifically gives the CDA authority to implement the Neighborhood Investment Grant because it was granted to the City of Racine.*

**A motion was made by Mason, seconded by Madsen, to approve the amendment to the agreement regarding coordination and cooperation between the City of Racine and the Community Development Authority. The motion PASSED by a voice vote.**

### **Adjournment**

*There being no further business, Vice Chair Adamski adjourned the meeting at 6:50 p.m.*

**If you are disabled and have accessibility needs or need information interpreted for you, please contact the City Development Office at (262) 636-9151 prior to this meeting.**