



# Community Development Authority

## City of Racine

### AGENDA BRIEFING MEMORANDUM

**AGENDA DATES:**

August 17, 2026, Community Development Authority of the City of Racine

October 7, 2025, Common Council

October 20, 2025, Community Development Authority of the City of Racine

**PREPARED BY:** Jeff Hintz, CNU-A, Interim Executive Director

**SUBJECT:** Consideration of Resolution 26-13 related to property owned by Racine Unified School District, located at 5120 Byrd Avenue for potential acquisition 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 5120 Byrd Avenue was home to the Geise School from 1965 until its demolition in 2022. The City of Racine has been working with a home builder and Racine Unified School District to develop the site as detached single-unit dwellings. To do so, the CDA must determine whether the property is blighted.

Blight in this sense is defined under State Statute [66.1333\(2m\)\(bm\)](#). This definition includes: “.....any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, .... substantially impairs or arrests the sound growth of a city.”

Due to the lack of utilities throughout the site, access into the site, and overall layout, this lot in its current configuration arrests or impairs the sound growth of the community.

**BACKGROUND & ANALYSIS:**

- **Address:** 5120 Byrd Avenue
- **Lot Size:** 488,350 square feet (11.2 acres)

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.



The timeline for this item is as follows:

1. **August 17, 2026 (CDA)** - Public Hearing and determination of blight.
2. **September 1, 2026 (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 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.
3. **September 2026 (CDA)** - Authorization to negotiate and potentially acquire the property.

**RECOMMENDED ACTIONS:**

**August 17 - CDA:** That the Community Development Authority of the City of Racine recommends to the Common Council that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the property at 5120 Byrd Avenue, 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 and that the property is blighted.

**September 1 – 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 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.

**September – CDA:** That the Executive Director and/or the CDA Chairperson, or their designee(s), be authorized to act on behalf of the CDA, to negotiate, sign, and execute all documents necessary to acquire the property.

**BUDGETARY IMPACT:** The potential purchase price from the property owner has not been finalized at this time, but discussion related to a purchase of \$1 have taken place.

Transfer of the property will require \$30 in recording fees.