



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

Community Development Authority: July 23, 2026

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

SUBJECT: Consideration of Resolution 26-10 authorizing the Interim Executive Director of the Community Development Authority of the City of Racine to access funds from the City of Racine's Tax Incremental District No. 31 to provide infrastructure and downpayment assistance for a redevelopment project at 5120 Byrd Avenue (former Geise School Site).

EXECUTIVE SUMMARY: City Staff seeks permission to access funds on behalf of the CDA from the City of Racine's Tax Incremental District No. 31 infrastructure allocation to provide infrastructure and downpayment assistance for a redevelopment project at 5120 Byrd Avenue.

BACKGROUND & ANALYSIS: 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. Preliminary work has been conducted to determine suitability for this type of development and preliminary reviews for wetland delineation, brownfield contamination, and soil suitability have occurred.

The results have yielded that redevelopment for this purpose is feasible. The developer (Neumann Homes) would build 34 single-unit dwellings on the property for sale to owner occupants. The City of Racine would subdivide the land, provide, roads, sidewalks, utilities, storm, sewer, water mains, street lighting, electric, and gas for the development. The City would also provide downpayment assistance to homebuyers once the developer has constructed the homes. To pay for these items, staff requests to use funds from Tax Increment District (TID) 31 infrastructure allocation.



In March of 2027, work would begin on the installation of roads, utilities, storm, sewer, water mains, street lighting, electric, and gas for the development. Until these items are fully designed, it is unknown how long the installation would take. It is expected homes could begin construction by the early fall of 2027 and would continue into 2029 until all 34 homes are constructed.

The [Project Plan for TID 31](#) (Section 5) allows the CDA to allocate and use funds for Infrastructure and Public Facilities Improvements, property acquisition, and for downpayment assistance.

RECOMMENDED ACTION:

Staff recommends that the Community Development Authority of the City of Racine adopt Resolution 26-10 authorizing the Interim Executive Director, or designee, to act on behalf of the CDA to access funds from Tax Incremental District No. 31 to provide infrastructure and downpayment assistance for a redevelopment project at 5120 Byrd Avenue and sign all forms and documents necessary to allocate funds for this purpose.

BUDGETARY IMPACT:

Anticipated costs for infrastructure and downpayment assistance are not expected to exceed \$4,000,00.00 in total; 1.7 million would be for downpayment assistance and the remainder for utilities and infrastructure installation. Sufficient funds are in the TID No. 31 account.