



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Final

Standing Joint Review Board

Monday, August 23, 2021

4:00 PM

Virtual

Call To Order

Mayor Mason called the meeting to order at 4:04 p.m.

Roll Call

PRESENT: 5 - Brian F. O'Connell, Shannon Powell, Sharon Johnson, Cory Mason, and Brian Nelson

Approval of Minutes for the May 12, 2021 Meeting

A motion was made by O'Connell, seconded by Nelson, to approve the May 12, 2021 meeting minutes. The motion PASSED by a voice vote.

Review responsibilities of the Joint Review Board

There being no questions about the Board's responsibilities, Jeff Hintz, Planning Manager, stated the following items will be presented simultaneously.

[0668-21](#)

Subject: Review and discussion of the proposed project plan, boundaries, and creation of Tax Incremental District No. 27

Attachments: [Racine TID No. 27 Project Plan](#)
 [Public Hearing Notice TID 27](#)

Dawn Gunderson of Ehlers presented the items. She stated that the purpose of creating the neighborhood TIDs is to prevent deterioration of property, improve public infrastructure, and preserve and grow the tax base. She presented the maps of each TID including their acreage and assessor's average condition of the homes in the districts. She stated that both TIDs meet the property condition requirement that over 50% of the properties need to be in average or worse condition, according to the Assessor's property condition report. She stated that 75% of the revenue generated will go to loans and grants for repairs or improvements of owner-occupied homes. Further, the remaining 25% will fund public infrastructure improvements like resurfacing roadways, ADA-compliant crosswalks, storm sewers, and broadband internet. She then presented the projected revenue and expenditures for the programs over the 27-year life of the TIDs; which is about \$13.6 million of tax increment in TID 27 and about \$6.2 million in TID 28. The assumptions made are that the fair market value of properties in the TID will increase by 5% in 2021, 2.5% in 2022 and 2023, and then remains the same thereafter. She added that TID's 22 and 23 have had greater growth than these assumptions. She also noted that all programs will be funded with cash generated from the TIDs, the City will not be borrowing any money.

Brian Nelson, asked for more information about TIDs 22 and 23.

Mayor Mason replied that they are still in the beginning stages and they have not been spent yet. He added that the spending of TIDs 27 and 28 will begin in January of 2023. Hintz added that TID 22 has accrued \$321,183 and TID 23 has accrued \$67,049 in increment. Gunderson stated that TID 22 and 23 accrued more than anticipated. Kathleen Fischer, Finance Director, added that going into 2022, an increase of over one million dollars in TID 22 is expected, along with a large increase in TID 23. Further, that TID valuations are based on equalized values and that the market is booming right now so it's hard to tell how we'll see the valuations.

Nelson asked if more TIDs will be added later.

Mayor Mason replied that more neighborhoods are being considered; but it can't be done everywhere. He said that they need to find neighborhoods that are still growing in assessed value. Bill Bowers, City Development Director, added that they are looking for areas that will be preserved at above average conditions. Further, that many areas have been evaluated, but some are so blighted that there is not enough increment generated for it to work.

Nelson asked if the City is getting close to the 12% limit. Gunderson replied that the City was at 2.4% in 2020 and 4.6% in 2021, so there is still a lot available. Mayor Mason added that Kenosha is close to that limit and that's what inspired the City to utilize the tool.

Brian O'Connell asked why two small TIDs are being created instead of one large district. Bowers said it would have exceeded the allowable Equalized Value limit for TID creation.

Mayor Mason asked if action needed to be taken. Gunderson replied that no action is required; the board just needs to set the next meeting date.

No action was taken on this item.

[0669-21](#)

Subject: Review and discussion of the proposed project plan, boundaries, and creation of Tax Incremental District No. 28

Attachments: [Racine TID No. 28 Project Plan](#)
 [Public Hearing Notice TID 28](#)

See above.

No action was taken on this item.

Set next meeting date

The board agreed to meet on Tuesday, September 28, 2021 at 4:30 p.m.

Adjournment

There being no further business the meeting adjourned at 4:37 p.m.

If you are disabled and have accessibility needs or if you need information interpreted for you, please call the City Development Office at (262) 636-9151.

**For virtual access use the following link:
<https://cityofracine-org.zoom.us/j/87517479028>**

**Or iPhone one-tap :
US: +19292056099,,87517479028# or +13017158592,,87517479028#**

**Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or
+1 253 215 8782 or +1 346 248 7799**

Webinar ID: 875 1747 9028