



Matthew G. Sadowski, AICP
Interim Director

March 14, 2016

**RE: Notice of Public Hearing
Proposed Tax Incremental Financing District No. 19
Boundaries and Project Plan**

Dear Property Owner:

The City of Racine plans to create Tax Incremental District No. 19 (the "District") based on a determination that at least 50% of the area identified within the proposed boundaries of the District qualifies as an area in need of rehabilitation or conservation. You have been identified as an owner of real property located within the boundaries of the proposed District. As such, you are being provided notice as required by Wisconsin State Statutes Section 66.1105(4)(a) and (c). **A public hearing on this matter is scheduled for March 30, 2016 at 4:30 p.m. at the Racine City Hall, Room 205, Council Chambers, located at 730 Washington Avenue. A copy of the public hearing notice is attached.**

This designation and the subsequent creation of the District would allow the City to use Tax Incremental Financing for construction of public improvements, provision of incentives to encourage redevelopment, and to fund other project costs that would promote rehabilitation and conservation within the District.


Inclusion of your property within the District will not affect your property valuation and is not a precursor to City acquisition of private property via eminent domain or any other means. The goal of the Tax Incremental Financing program is to enhance the value of the properties included within the District.

You are encouraged to attend this hearing if you have questions as the Tax Incremental Financing program will be explained and the Project Plan discussed. All citizens interested in commenting on the plan will be afforded a reasonable opportunity to be heard.

Additional information, including the report finding the properties to determine the designation as defined by Wisconsin State Statutes 66.11105(2)(a), will be available for your inspection and review at City Hall.

If you are disabled and have accessibility needs or need information interpreted for you, please call the Department of City Development at 262-636-9151 at least 48 hours prior to the meeting.

Sincerely,


Matthew G. Sadowski, MUP, AICP
Interim Director of City development

cc: Ehlers & Associates, Inc.
Scott Letteney, City Attorney

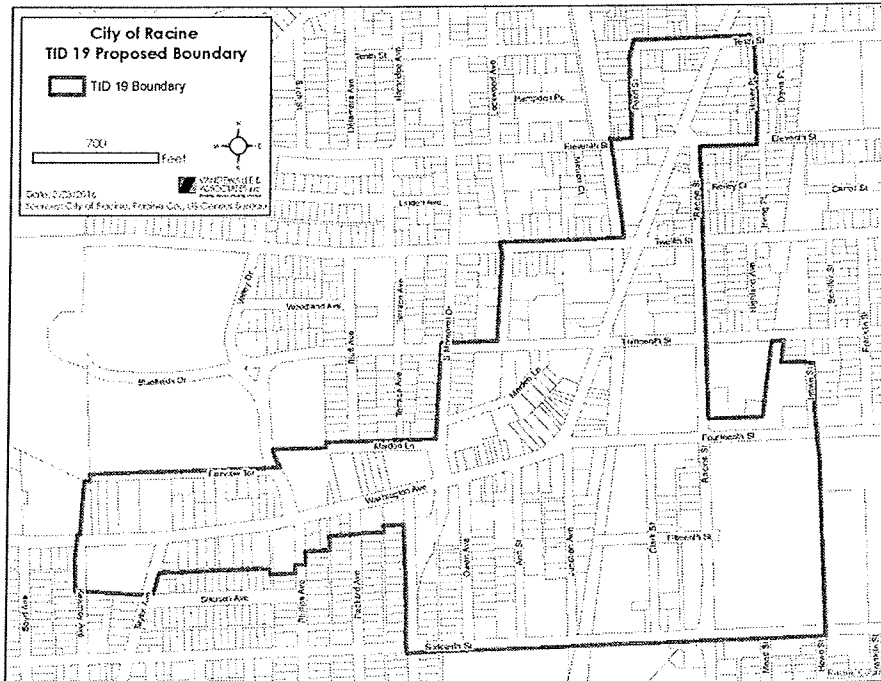
1st Pub. Mar 16, 12, 23

**NOTICE OF PUBLIC HEARING
AND STANDING JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED CREATION OF
TAX INCREMENTAL DISTRICT NO. 19
IN THE CITY OF RACINE, WISCONSIN**

Notice is Hereby Given that the City of Racine will hold an organizational Standing Joint Review Board meeting on March 23, 2016 at 3:00 p.m. at the Racine City Hall, Room 307, located at 730 Washington Avenue. The purpose of this meeting is to organize a Standing Joint Review Board for purposes of considering the proposed creation of, and proposed project plan for, Tax Incremental District No. 19 (the "District").

Notice is Hereby Given that the Plan Commission of the City of Racine will hold a public hearing on March 30, 2016 at 4:30 p.m. at the Racine City Hall, Room 205, Council Chambers, located at 730 Washington Avenue, for the purpose of providing the community a reasonable opportunity to comment upon the proposed creation of the Project Plan for the District.

The proposed boundaries are detailed on the map below.



District Project Costs are expected to include cash grants to owners, lessees or developers of land located within the district (development incentives).

All interested parties will be given a reasonable opportunity to express their views on the proposed creation of the District, the proposed boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed boundaries, will be available for viewing during normal business hours in the offices of the City Clerk at the Racine City Hall, located at 730 Washington Avenue, and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

If you are disabled and have accessibility needs or need information interpreted for you, please call the Department of City Development at 262-636-9151 at least 48 hours prior to the meeting.

By Order of the City of Racine, Wisconsin

*Published
March 16, 2016
& March 23, 2016*