



City of Racine

City Hall
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Legislative Report

File Number: Res. 1176-18

Agenda Date: 12/4/2018

File Type: Resolution

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN OF TAX INCREMENTAL DISTRICT NO. 12 CITY OF RACINE, WISCONSIN

WHEREAS, the City of Racine (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 (the “District”) was created by the City on October 18, 2005 to eliminate blight and to pay costs related to redevelopment of the former Badger Uniforms building; and

WHEREAS, the City now desires to amend the Project Plan (the “Plan”) of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and

WHEREAS, such amendment will allow for excess revenues to be transferred to Tax Incremental District No. 18 as permitted under Wis. Stat. § 66.1105(6)(f)2.; and

WHEREAS, an amended Plan for the District (the “Amendment”) has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;

- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Racine County, the Racine Unified School District, and the Gateway Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on November 14, 2018 held a public hearing concerning the proposed amendment to the Plan, providing interested parties a reasonable opportunity to express their views thereon; and, WHEREAS, after said public hearing, the Plan Commission adopted the Plan, and recommended to the Common Council that it amend the Plan for the District;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Racine that:

1. It approves the amended Plan for Tax Incremental District No. 12, attached as Exhibit A to this Resolution.
2. The boundaries of the District are not amended.
3. The improvements to be made within the District are likely to enhance significantly the value of substantially all of the other real property in the District.
4. The amended Plan for the District is feasible and is in conformity with the Master Plan of the City.
5. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. §66.1105(5)(b).
6. Under the amended Plan, excess tax increments in the approximate amount of \$3,000,000 will be transferred to Tax Incremental District No. 18 (the "Recipient District") as permitted under Wis. Stat. § 66.1105(6)(f)2.
7. The District and the Recipient District lie within the same overlapping taxing jurisdictions.
8. The District has sufficient revenue to pay for all current Project Costs and has sufficient excess revenue to pay for eligible project costs of the Recipient District.
9. The Recipient District is a blighted area district which qualifies it as an eligible recipient of excess revenue.

10. That this Plan Amendment shall become effective as of the date of adoption of this resolution provided that it is further approved by the Joint Review Board.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to notify the Wisconsin Department of Revenue, within 60 days of adoption of the amendment, that this amendment has taken place pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(cm).

Fiscal Note: N/A