



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATE: January 13, 2025

PREPARED BY: Christina Moratto, Office Manager, Kelly Reed, Manager of Neighborhood Enhancement Division, and Jeff Hintz, CNU-A, Assistant Director of City Development

SUBJECT: Consideration of Resolution 25-04 acknowledging applications to process for the Neighborhood Tax Incremental District Program for TIDS 22, 23, 27, 28, and 31.

BACKGROUND & ANALYSIS:

The preliminary project plans (linked below) for each TID were approved by Common Council via the resolutions and dates below:

- [TID 22](#) - Resolution No. 1082-19 on September 30, 2019.
- [TID 23](#) - Resolution No. 1083-19 on September 30, 2019.
- [TID 27](#) - Resolution No. 0671-21 on September 21, 2021.
- [TID 28](#) - Resolution No. 0672-21 on September 21, 2021.
- [TID 31](#) - Resolution No. 0629-22 on September 20, 2022.

The TID program itself is comprised of a repair and enhancement component as follows:

- **Homeowner Repair:** This program allows up to \$10,000 per household to be used for repair of code violations. These projects require a 10% match from the homeowner.
- **Property Enhancement:** This product is designed to facilitate existing homeowner investment into permanent assets on their property via 1:1 match of private dollars up to \$10,000 per property. All eligible expenses must relate to activities that will increase the assessed value of the property in question based on the sole opinion of the City Assessor. These projects require a 50% match from the homeowner.

The maximum amount eligible to be used for each homeowner in either component is \$10,000. Based on the volume of applications received in recent years, it is likely that no property will receive more than \$10,000 in total. That will be allocated by property based on the adopted policy document.

To focus improvements and build momentum, staff is recommending priority areas in each TID. These areas were selected based on an analysis of information related to code violations, eligible properties, and general clustering/density analysis. The intent is to make a more focused impact on one area in a program year and then move to a different area in subsequent years. The focus areas proposed for this year are within the bounds described below (note, this also includes properties fronting these streets):

- TID 22 – Main Street, Walton Avenue, Charles Street, Goold Street
- TID 23 – Park Avenue, Center Street, Dekoven Avenue, 16th Street
- TID 27 – Northwestern Avenue, Colonial Park, Prospect Street
- TID 28 - Holy Cross Cemetery, Rupert Boulevard, Kinzie Avenue
- TID 31 – West Boulevard, Wright Avenue, Washington Avenue

These areas do not mean people outside of them cannot apply, but what it does mean is that we will prioritize outreach and funding in those areas. Based on the funds available for this program (see budgetary impact at the end of the memo), it is conceivable that all funding will be allocated to the priority areas. Should funds be available once this occurs, applications will be processed as outlined in the policy document.

Assuming CDA approval, staff will publicize the application windows and deadlines to the program webpage and process applications per the policy document. We will be able to share updates at subsequent meetings once we have applications moving ahead for funding.

RECOMMENDED ACTION:

Staff recommends that the Community Development Authority of the City of Racine acknowledge applications for the Neighborhood Tax Incremental District Program for TIDS 22, 23, 27, 28, and 31, as presented, authorizing staff to implement the program by taking necessary actions to allocate the funds.

BUDGETARY IMPACT:

Each TID can support the applications for 2025 as noted herein:

- TID 22 - 240 applications (\$2,400,000.00)
- TID 23 – 75 applications (\$750,000.00)
- TID 27 – 112 applications (\$1,125,000.00)
- TID 28 – 60 applications (\$600,000.00)
- TID 31 – 112 applications (\$1,125,00.00)

During 2025 budget discussions, the Common Council allocated 25% of TID increment for use on infrastructure. The numbers above are reflective of that and the infrastructure projects will not impact the TID program funding for the application totals listed herein.