



# Community Development Authority

## City of Racine

### AGENDA BRIEFING MEMORANDUM

**AGENDA DATE:** January 14, 2026

**PREPARED BY:** Christina Moratto, Tax Increment Districts Manager

**REVIEWED BY:** Jeff Hintz CNU-A, Assistant Director

**SUBJECT:** Consideration of Resolution 26-01 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 focus areas in each TID. These areas were selected based on an analysis of information related to building & zoning 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 the bounds described below (note, this also includes properties fronting these streets):

- TID 22 – Douglas Avenue, Melvin Avenue, Gould Street, Erie Street, and North Wisconsin Street
- TID 23 – Center Street from 12<sup>th</sup> Street to 14<sup>th</sup> Street and Park Avenue, De Koven Avenue, Villa Street
- TID 27 – Harriet Street, Northwestern Avenue, Prospect Street, Jefferson Street
- TID 28 – Rupert Boulevard, Kinzie Avenue, Chicago Street
- TID 31 – Washington Avenue, Flett Avenue, 17<sup>th</sup> Street, West Boulevard

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 focus 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 - 400 applications (\$4,000,000.00)
- TID 23 – 125 applications (\$1,308,700.00)
- TID 27 – 225 applications (\$2,531,100.00)
- TID 28 – 100 applications (\$1,122,186.00)
- TID 31 – 225 applications (\$2,516,315.00)

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.