



City of Racine

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

Meeting Minutes - Final Standing Joint Review Board

Mayor John Dickert, David J. Hazen, Mark Zlevor
John Engel, Thomas Friedel, Daniel Eastman

Monday, October 22, 2012

4:00 PM

City Hall, Room 209

Call To Order

PRESENT: 6 - David J. Hazen, Mark Zlevor, John Engel, John Dickert, Thomas Friedel and Daniel Eastman

Others present:

Brian O'Connell, Director of City Development
Matthew Sadowski, Principal Planner/Interim Assistant Director of City Development
Tom Friedel, City Administrator (Mayor's Alternate)
Michelle Logan, City Development Secretary
Todd Taves, Ehlers and Associates

Approval of Minutes for October 8, 2012 Meeting

A motion was made by Board member Hazen, seconded by Board member Zlevor, to approve the minutes of the October 8, 2012 meeting. The motion **PASSED** by a Voice Vote.

[12-8229](#)

Subject: (Direct Referral) Designation of Tax Incremental District No. 10 as Distressed.

Attachments: [5 CC -- Res - Distressed TID Designation](#)

Director O'Connell explained the approval process that occurred. The City Plan Commission held a public hearing on the four TID items at its October 10 meeting. There were no public comments at the public hearing or at the public hearing held at the Common Council meeting the following Tuesday. Common Council approved the report as well as all four of the resolutions for the TIDs (three from the plan commission, one created by the Common Council). There were no significant changes to the final plans. The cover page was updated and the final page of the TID 9 plan was amended as Mr. Hazen pointed out the percentages did not compute.

The action would be to declare TID No. 10 as distressed and approve the amendments to TID Nos. 8, 9, and 10.

Todd Taves, from Ehlers and Associates, discussed and distributed copies of the final resolutions that would need to be signed by Joint Review Board members after the meeting.

A motion was made by Board member Hazen, seconded by Mayor Dickert, to approve the item designating TID No. 10 as distressed. The motion **PASSED** by a Voice Vote.

[12-8230](#)

Subject: (Direct Referral) Amendment to the Project Plan for Tax

Incremental District No. 8 to Share Increment with Tax Increment District No. 10.

Attachments: [Project Plan - TID 8 PP Amend Share TID 10 - Second Draft](#)

See discussion for 12-8229.

Mr. Taves read the resolution that would approve the amendment to the plan for TID No. 8.

A motion was made by Mayor Dickert, seconded by Board member Zlevor, to approve the item amending the project plan for TID No. 8. The motion PASSED by a Voice Vote.

12-8231

Subject: (Direct Referral) Amendment to the Project Plan for Tax Incremental District No. 9 to Share Increment with Tax Incremental District Nos. 10, 11, and 15.

Attachments: [Project Plan - TID 9 PP Amend Share TID 10, 11, 15 - Second Draft](#)

See discussion for 12-8229.

Board member Zlevor asked if TID Nos. 11 and 15 were already sharing. Mr. Taves said the particular action would allow TID No. 9 to share with TID No. 10 and the previous action declaring TID No. 10 as distressed allows it to receive increment from other districts.

Director O'Connell clarified that TID No. 10 cannot automatically receive sharing funds unless it is designated as distressed because it is an industrial district. TID Nos. 11 and 15 can because they are already designated as blight districts. There is not an amendment needed to the plans for TID Nos. 11 and 15 because they are receiving money for the purpose they were created for.

A motion was made by Board member Zlevor, seconded by Board member Eastman, that the item amending the project plan for TID No. 9 be approved. The motion PASSED by a Voice Vote.

12-8232

Subject: (Direct Referral) Amendment to the Project Plan for Tax Incremental District No. 10 to Reflect its Distressed Status.

Attachments: [Project Plan - TID 10 PP Amend - Distressed - Second Draft](#)

See discussion for 12-8229.

A motion was made by David J. Hazen, seconded by John Dickert, that this be Recommended For Approval. The motion PASSED by a Voice Vote.

Administrative Business

Director O'Connell stated that the next step would be to send the resolutions to the Common Council as a report; no further action is needed by the Council. The Board members signing the resolutions will complete action on the items.

Director O'Connell confirmed that the Common Council passed the resolution to terminate TID No. 5 and final year taxes will be collected for 2012.

Board member Hazen asked, if the amount received exceeded what was needed to make the tax payments, would it be redistributed.

Director O'Connell replied anything received in excess of the district's obligations will be distributed among the taxing jurisdictions proportionately following a final audit of the district.

Next Meeting Date

This is the last scheduled meeting until further notice.

Adjournment

There being no further business and hearing no objection, Chairman Engel adjourned the meeting at 4:20 p.m.