



# Community Development Authority

## City of Racine

### AGENDA BRIEFING MEMORANDUM

**AGENDA DATE:** September 29, 2025 – Community Development Authority  
October 7, 2025 – Common Council

**PREPARED BY:** Jeff Hintz, CNU-A, Assistant Director of City Development

**SUBJECT:** Communication from the Assistant Director of the Department of City Development, for the consideration of Resolution 25-21 Neighborhood Tax Increment District Infrastructure Funding Policy.

**BACKGROUND & ANALYSIS:** Resolution 1082-19 on September 30, 2019, by Resolution 1083-19 on September 30, 2019, by Resolution 0671-22 on September 21, 2021, by Resolution 0672-21 on September 21, 2021, and by Resolution 0629-22, of September 20, 2022, the City of Racine Common Council approved the creation of Neighborhood Tax Increment Districts of 22, 23, 27, 28, and 31 respectively. These are popularized by the grant program residents in those geographic areas utilize to make repairs and enhancements to owner occupied structures.

The respective project plans for the Neighborhood TID areas indicate that 25% of increment generated in each Neighborhood TID may be used for infrastructure and other public facilities improvements. The uses of infrastructure increment would be as follows:

1. **Purchase/Renovation/Acquisition of blighted and/or strategic property** - For sale and/or abandoned properties often become eyesores, may attract crime, lower surrounding property values, maintain unsafe living conditions, and create public safety hazards. By purchasing and renovating these properties, the CDA can:
  - Improve public safety by eliminating blight and reducing opportunities for illegal activity.
  - Preserve housing stock and make it available for homeownership.
  - Abate unsafe living conditions.
  - Increase property values and tax revenue in the long term.
  - Signal investment and confidence in neighborhoods, encouraging private sector investment and resident engagement.
2. **Clean Sweep Program** - The clean sweep cleans up facilities within the right-of-way and the private properties along it. Work includes alleyway cleanups, removing brush and bulky waste, trimming trees, mowing yards and vacant lots, repairing sidewalks/streets, installing smoke detectors, and private property improvements in the project area.
3. **Additional Eligible Expenditures for Infrastructure Funds Also Include:**
  - Costs related to a development agreement with the City of Racine.
  - Projects related to a historic district.
  - A redevelopment area designated by the Community Development Authority (CDA).
  - Decorative street lighting consistent with a redevelopment or historic district.
  - Costs related to installation or relocation of utilities.
  - Broadband, fiber, and conduit internet related assets in the right of way.

The CDA would consider requests for usage of the 25% of increment the Common Council directed be used for infrastructure in the 2025 budget discussions in October of 2024 and authorize allocation of funding for purposes as outlined in the CDA resolution.

**RECOMMENDED ACTION:** Staff recommends the adoption of Resolution 25-21 and that the CDA recommends to the Common Council of the City of Racine, that a resolution to authorize the CDA to consider and allocate funds in accordance with CDA Resolution 25-21 be adopted.

**BUDGETARY IMPACT:** 25% of annual Neighborhood TID increment in existing TID numbers 22, 23, 27, 28, 31, and any future Neighborhood TID area will be reserved and allocated for purposes outlined in CDA resolution 25-21.