



City of Racine

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

Meeting Minutes - Draft

Standing Joint Review Board

Monday, May 4, 2026

2:30 PM

City Hall, Room 303

Call To Order

Jeff Hintz, Assistant Director of City Development, called the meeting to order at 2:31 p.m. Hintz called roll call by taxing jurisdiction.

Roll Call

Present: 4 - James Sullivan (City of Racine - alternate for Cory Mason), Lisa Scholzen (Racine County - alternate for Gwen Zimmer), Brian Hunter (Racine Unified School District), Sharon Johnson (Gateway Technical College)

Approval of Minutes for May 9, 2025 Meeting

A motion was made by Johnson, seconded by Scholzen, to approve the minutes of the May 9, 2025, meeting. The motion PASSED by a Voice Vote.

Appointments

a. Public Member

The appointment of a public member was deferred to later in the agenda.

b. Chairperson

A motion was made by Johnson, seconded by Hunter, to nominate the City Representative as Chairperson of the Standing Joint Review Board. James Sullivan, alternate for Mayor Mason, accepted the nomination on the City's behalf. The motion PASSED by a Voice Vote.

Review responsibilities of the Joint Review Board.

Todd Taves, Ehlers, gave a brief overview of the responsibilities of the Standing Joint Review Board. He stated that this meeting is an organizational meeting to review the proposed Tax Incremental District (TID) amendments and creations. He explained that after this meeting will be a public hearing (held at the Planning, Heritage and Design Commission), Common Council review, and then the items will come back to the Standing Joint Review Board for final review and approval. Taves explained the three prong tasks for evaluating creation and amendments to TIDs: but for test, economic feasibility, and value judgement (economic benefits).

[0352-26](#)

Subject: Review and discussion of the draft Project Plans for the

amendments of Tax Incremental District Nos. 11, 13, 22, 23, 28, and 31.

Attachments: [TID 11 Project Plan](#)
[TID 13 Project Plan](#)
[Staff Memo 11 & 13](#)
[TID 22 Project Plan](#)
[TID 23 Project Plan](#)
[TID 28 Project Plan](#)
[TID 31 Project Plan](#)
[Staff Memo 22, 23, 28, & 31](#)
[Legal Notice](#)

Hintz explained a summary of the proposed action for each of the TID amendments and the schedule of actions for the TID amendments. He stated that the amendment requests will be on the Common Council meeting for May 19th.

Hintz explained the allocation changes for the amendment requests for TID Nos. 11 and 13. He stated that the amendment to TID No. 11 will allow allocations to TID No. 18 Water Street and the amendment to TID No. 13 will allow allocations to TID No. 18 Water Street and TID No. 26 Monument Square. TID No. 11 is expected to close in 2031 and the excess revenue of \$980,000 is proposed to go to TID No. 18. Hintz showed the boundaries of both TID Nos. 11 and 18.

Hintz explained the amendment for TID No. 13. He stated that the amendment would allow \$3,320,000 in excess revenue to be transferred to TID No. 18 and TID No. 26. Hintz showed the boundary map of TID No. 26.

In response to Johnson, Hintz confirmed that the amounts from TID Nos. 11 and 13 were excess revenue.

Taves explained that the cash flow statement within the TID No. 13 plan accounts for existing liabilities.

Hintz explained the proposed amendment to TID No. 22. He stated the amendment would subtract territory from the TID (east of Erie Street) and allow allocations to TID No. 28 (\$7,000,000), the amendment will also allow for specific projects to be funded within a ½ mile of the TID. Hintz showed the current and the proposed amended boundary of the TID.

Hintz explained the amendment for TID No. 23. He stated that the language in the plan will be clarified that allows the Racine Community Development Authority (CDA) as the entity implementing the programs with the TID along with the infrastructure language. Hintz explained that the boundaries of TID No. 23 will not change.

Hintz explained the amendment for TID No. 28 which will add and clarify the infrastructure language, projects within a ½ mile of the TID having the ability to be funded, and the CDA to implement the programs with the TID.

Hintz explained the amendment for TID No. 31. He stated that amendment for TID No. 31 will also include the infrastructure language, the ½ mile provision, and the CDA implementing the programs.

Hintz showed boundary maps for all of the TIDs proposing to be amended and stated the request is for the JRB to receive and file the presentation.

A motion was made by Sullivan, seconded by Johnson, to receive and file the item. The motion PASSED by a Voice Vote.

Appointments

a. Public Member

The JRB elected Steven Madsen as public member by a motion of Sullivan, seconded by Scholzen. The motion PASSED by a Voice Vote.

[0353-26](#)

Subject: Review and discussion of the draft Project Plans for the creation of Tax Incremental District Nos. 32 and 33.

Attachments: [TID 32 Project Plan](#)
[TID32 Staff Memo](#)
[TID 33 Project Plan](#)
[TID33 Staff Memo](#)
[Legal Notice](#)

Hintz explained the proposed creation of TID No. 32. He stated that this TID will be within the Lincoln King Neighborhood Project area and showed the proposed boundary for the TID. He explained the work that the TID would help facilitate which includes upgrades to street, sidewalks, and utilities. He stated that the area will encompass the new townhomes that are being built, consisting of 33 units across 8 buildings.

Hintz explained the proposed creation of TID No. 33. He stated that this site was the former YMCA that has sense been demolished. The TID will help fund the redevelopment of the site so that we can receive the highest and best use for the area.

The action requested of the JRB is to receive and file the presentation.

A motion was made by Madsen, seconded by Hunter, to receive and file the item. The motion PASSED by a Voice Vote.

Adjournment

The JRB selected Tuesday, June 9th at 2:00 p.m. as their next meeting date.

There being no further business, the meeting adjourned at 3:12 p.m.