

STATE OF WISCONSIN : RACINE COUNTY : CITY OF RACINE  
COMMUNITY DEVELOPMENT AUTHORITY

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*Neighborhood Tax Increment District  
Infrastructure Funding Policy*

RESOLUTION NO. 25-21

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**WHEREAS**, by 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; and

**WHEREAS**, 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; and

**WHEREAS**, during the 2025 City of Racine budget adoption process in October of 2024, the Common Council of the City of Racine allocated 25% of Neighborhood TID funding to infrastructure, and requested a policy outlining the uses of these funds in Neighborhood TID areas be developed.

**BE IT THEREFORE RESOLVED**, that the CDA hereby approves the Neighborhood Tax Increment District Policy – Uses of Infrastructure Funds, included as Attachment A of this resolution; Further, authorizes the Executive Director, Deputy Director, Chairperson, Finance Director, Attorney, and any other staff designated by those named herein, to bring forth proposed uses of funds as contemplated by the policy and in Neighborhood TID areas, for consideration and allocation by the CDA.

**Fiscal Note:** 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 attachment A of this resolution.

Adopted on:

September 29, 2025

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## Exhibit A

### Neighborhood Tax Increment District Policy – Uses of Infrastructure Funds

Allowable uses of Tax Increment District (TID) funds in the Neighborhood TIDS (22, 23, 27, 28, and 31) allocated to infrastructure shall be as outlined in this document. The respective TID plans outline that up to 25% of increment may be allocated to infrastructure.

Infrastructure Funds shall be allocated to the following Project Types:

#### **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:

1. Improve public safety by eliminating blight and reducing opportunities for illegal activity.
2. Preserve housing stock and make it available for homeownership.
3. Abate unsafe living conditions.
4. Increase property values and tax revenue in the long term.
5. Signal investment and confidence in neighborhoods, encouraging private sector investment and resident engagement.

This proactive approach helps create stronger, healthier, and more economically vibrant communities.

#### **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.

#### **Additional Eligible Expenditures for Infrastructure Funds Also Include:**

1. Costs related to a development agreement with the City of Racine.
2. Projects related to a historic district.
3. A redevelopment area designated by the Community Development Authority (CDA).
4. Decorative street lighting consistent with a redevelopment or historic district.
5. Costs related to installation or relocation of utilities.
6. Broadband, fiber, and conduit internet related assets in the right of way.

TID infrastructure funds are not for use to supplant/replace items in the City's capital budget.