



City of Racine

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

Meeting Minutes - Draft

Standing Joint Review Board

Friday, May 9, 2025

10:00 AM

City Hall, Room 303

Call To Order

Mayor Mason called the meeting to order at 10:00 a.m.

Roll Call

Michelle Cook, Associate Planner, called the roll by taxing jurisdiction.

Present : 4 - Brian O'Connell, Sharon Johnson, Cory Mason and Crystal Moore

Excused: 1 - Gwen Zimmer

Note: Byron Dean, Finance and Budget Manager from Racine County attended the meeting on behalf of Gwen Zimmer.

Approval of Minutes for March 3, 2025 Meeting

A motion was made by O'Connell, seconded by Johnson, to approve the minutes for the March 3, 2025, meeting. The motion PASSED by a Voice Vote.

[0481-25](#)

Subject: Review the public record, planning documents, and the resolutions passed by the Planning, Heritage and Design Commission and Common Council.

Attachments: [PHDC Meeting Minutes March 3, 2025](#)
[PHDC Resolution No. 01-25 \(TID 9\)](#)
[PHDC Resolution No. 02-25 \(TID 26\)](#)
[CC Res. 0242-25 TID No. 9 Amendment](#)
[CC Res. 0243-25 TID No. 26 Amendment](#)

Todd Taves, Ehlers, gave a recap of the action taken regarding the amendments of TIDs Nos. 9 and 26. He stated for TID No. 9, the amendment is for the purpose of making TID No. 9 a donor to TID No. 26 and to transfer an amount of \$5.7 million to TID No. 26. He explained the amendment to TID No. 26 amends both project costs and territory with the addition of 40 parcels, 13 acres to the district and adding a net amount of about \$7.6 million in project costs. The addition of the project costs is to implement a development agreement to be approved by the Common Council. Taves explained there have been no changes to either project plan since the JRB reviewed the amendments at its meeting in early March. He stated the documents that constitute the public record were included in the agenda packet; Wisconsin State Statute requires the JRB review the record prior to acting on the TID amendments.

A motion was made by O'Connell, seconded by Dean, to receive and file the request for the review of the public record, planning documents, and resolutions passed by the Planning, Heritage and Design Commission and Common Council. The motion PASSED by a Voice Vote.

[0486-25](#)

Subject: Consideration of "Resolution Approving an Amended Project Plan for Tax Incremental District No. 9".

Attachments: [JRB Resolution - TID 9](#)
[Racine TID No. 9 Project Plan FINAL 2025-5-9](#)

Mayor Mason briefly explained the request.

A map of the updated TID No. 26 boundary was displayed, and Mason explained the areas that were added to the TID No. 26 to include additional sites.

A motion was made by O'Connell, seconded by Johnson, to adopt the "Resolution Approving an Amendment Project Plan for Tax Incremental District No. 9". The motion PASSED by a Voice Vote.

[0487-25](#)

Subject: Consideration of "Resolution Approving an Amended Project Plan and Boundaries for of Tax Incremental District No. 26".

Attachments: [JRB Resolution - TID 26](#)
[Racine TID No. 26 Project Plan FINAL 2025-5-9](#)

See discussion for item 0486-25.

[0488-25](#)

Subject: Review of the 2024 Fiscal Report for the City of Racine's Tax Incremental Districts.

Attachments: [TID District Annual Report to JRB](#)

Kathleen Fischer, Finance Director, reviewed the fiscal reports for 2024 Tax Incremental Districts (the complete fiscal report is attached to this item). She explained that there are 21 active TIDs in the city with the most recent one being TID No. 31. She briefly discussed available funds (cash on hand) and explained that TID No. 9 had the most cash on hand.

Fischer explained the debt service outstanding which is a form of borrowing on behalf of the TID, outstanding pay-go's which are developer agreements within each TID, and when the debt ends. She stated in TIDs Nos. 10 and 11 that the debt would be paid off in 2025. Fischer also explained the amount owed to IG (Intergovernmental Fund) She explained that the City of Racine has a fund (IG, Intergovernmental Fund) that is to be used for economic development. She stated that it is used as a revolving loan fund to the TIDs until the TIDs are performing well enough to be able to repay the IG Fund, with interest. Fischer stated that there is a lot of sharing between the TIDs and providing information on which TIDs share with other TIDs.

Fischer explained that the second page of the fiscal report shows what occurred in each district in 2024. This page includes the actual tax increment for each district, if any districts borrowed from the IG Fund, any of the other revenues (e.g. interest income or loan payments from developers), project costs (e.g. grants to homeowners for the homeowner TID), which TIDs share, whether or not we began paying on pay-go's

(e.g. in the newer TIDs Nos. 21-31, we are starting to pay on the pay-go developer agreements and they will continue for some time going forward), and administrative costs which would be staff costs associated with administering TIDs.

Johnson asked about the estimated and actual increment, specifically looking at TID No. 9.

Fischer explained that the city's equalized value is increasing, however, when the equalized value goes up the TIF (Tax Increment Financing) tax rate goes down, so it is lower than what was anticipated in the past. She explained that the valuation has not gone up as much as the tax rate has gone down.

In response to Mason, Fischer explained that the TIF tax rate was as high as 30 and we are at 22.76, currently. She explained that some of the agreements had to be renegotiated because the tax rate has decreased so much that if the original agreements leverage the TIF, it becomes a problem with leveraging funds.

Fischer stated all the information presented at the meeting is on the buildupracine.org website.

Mason asked about the outstanding debt in West Racine.

Fischer stated that the City did a small general obligation borrowing for the DaVita building in West Racine. She stated that the last payment of debt service would be on 12/1.

A motion was made by Dean, seconded by Moore, to receive and file the 2024 Fiscal Report for the City of Racine's Tax Incremental Districts. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 10:16 a.m.