



City of Racine

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

Meeting Minutes - Draft

Community Development Authority

Thursday, January 7, 2021

6:00 PM

Virtual

Call To Order

Chairman Martin called the meeting to order at 6:00 p.m.

Roll Call

PRESENT: 5 - Mason, Adamski, Martin, Thomas and West

EXCUSED: 2 - Pucci and Bukacek

Approval of Minutes for the December 3, 2020 Meeting.

[0003-21](#)

Subject: Communication sponsored by Mayor Mason, on behalf of the Manager of Neighborhood Services, requesting the approval of the TID 22 Funding Allocation Plan and authorization for the Department of City Development and Community Development Authority to implement the plan.

Recommendation of the Community Development Authority on

01-07-2021: That the TID 22 Funding Allocation Plan be approved and that the City Development Director, or his designees, be authorized to implement the program.

Fiscal Note: TID 22 generated around \$320,000 in increment during 2020, and is expected to generate steadily increasing amounts of funding in subsequent years. Subsequent years' funding amounts will be allocated to various programs as outlined in the Funding Allocation Plan.

Attachments: [ABM-TID 22 Funding Allocation Plan](#)
[DRAFT Residential TID Funding Program](#)
[CDA Resolution 21-01](#)
[#0003-21 Resolution](#)

Matthew Rejc, Manager of Neighborhood Services, explained the request. He stated that Tax Incremental District (TID) No. 22 was part of the neighborhood TIDs that were approved by the Common Council in September, 2019. Rejc explained the background of the creation of the TID as well as its boundaries.

Rejc stated that the TID was activated as of January 1, 2020 and has accumulated

\$320,000 to be used in 2021. He provided the Authority with an overview of the program and the services it would fund – homeowner repair grants would be funded using approximately 28 percent of the accumulated funds; property enhancement grants would be funded using approximately 28 percent of the accumulated funds; new homeowner assistance would be funded using approximately 34 percent of the accumulated funds; and administration would be funded using approximately 10 percent of the accumulated funds. Rejc explained each program individually. He stated the funding would be in the form of a forgivable loan forgiven at 20 percent each year for five years and a Land Use Restriction Agreement (LURA) and mortgage must be recorded on the properties receiving funding.

During the discussion of the property enhancement program, Adamski asked if there were a minimum amount of expenses that would qualify.

Rejc stated the program would have a \$5,000 minimum request and a \$10,000 maximum request.

Thomas asked how many people would be able to be helped with the program if we allowed applicants to apply for multiple funding.

Rejc stated we would like to serve more people; however, we want to also have an impact on the neighborhood.

West asked how the recipients of funds would be determined.

Rejc stated that with the previous program funded by TID No. 8, it was based on a first come, first serve basis. He stated staff is trying to make the process more streamlined.

Chairman Martin spoke regarding the marketing of the program. He stated that the program should be marketed in a way that is customer friendly and mentioned the possibility of coordinating with the private sector.

Discussion ensued regarding the programs being funded by TID No. 22 and how the program should be structured. Authority members and staff discussed the possibility of having an application period and framing this as the pilot year for the program.

In response to Mason, Rejc explained that with a similar funded program funded by the Community Development Block Grant, contractors are paid once the project is completed.

Further discussion ensued regarding the outreach, marketing, and inclusivity. The resolution for the item was also discussed.

A motion was made by Adamski, seconded by West, to adopt CDA Resolution 21-01, recommending approval of the request with the amendment to the resolution removing “on a percentage basis” from the Fiscal Note. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 7:11 p.m.