



City of Racine

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

Meeting Minutes - Draft

Standing Joint Review Board

Wednesday, May 12, 2021

4:00 PM

Virtual

Call To Order

Mayor Mason called the meeting to order at 4:03 p.m.

PRESENT – 5: Brian O’Connell, Cory Mason, Sharon Johnson, Brian Nelson, and Shannon Powell

Approval of Minutes for April 14, 2021 Meeting

A motion was made by O’Connell, seconded by Johnson, to approve the minutes of the April 14, 2021 meeting. The motion PASSED by a Voice Vote.

[0394-21](#)

Subject: Review of the public record, planning documents, Planning, Heritage, and Design Commission resolution adopting the project plan, and the resolution passed by the Common Council approving the creation of the District.

Attachments: [PHDC Minutes Apr. 14, 2021](#)
[Racine TID No. 26 Project Plan.5.5.21](#)
[PHDC Resolution 01-21](#)
[Common Council TID No. 26 Resolution](#)

Todd Taves, Ehlers and Associates explained the requirements of the state statute and that the first item is the transmittal and review of the public record, planning documents, PHDC resolution adopting the project plan and the review of the resolution passed by the Common Council approving the creation of TID No. 26. He stated that there were no comments at the public hearing held at the PHDC meeting. Taves explained that there were no changes to the project plan and it remains the same as it was presented and discussed at the organizational meeting of the Joint Review Board. Taves explained there was no action required on this item.

No action was taken on this item.

[0395-21](#)

Subject: Consideration of and possible action on a "Resolution Approving the Creation of Tax Incremental District No. 26."

Attachments: [JRB Resolution TID No. 26 Creation](#)

Taves reminded the board of the boundaries of the proposed TID. He stated it is the block that contains the Zahn’s Building that will be redeveloped as a boutique hotel and is bounded by Fifth Street on the North and Sixth Street on the South. Taves stated the district is in need of conservation and rehabilitation and the purpose of the TID would be to provide incentives that would be paid back by the development

and potential projects that may be spurred by the development, and for possible infrastructure improvements in the area as well as within a ½ mile radius.

O'Connell asked if the potential loans would be paid back by the development's tax increment or payments to the City.

Taves stated the latter is the plan. He stated if there were an insufficiency in payment from the development, the City would rely on the tax increment to make up the difference.

A motion was made O'Connell, seconded by Nelson, to approve the JRB Resolution approving the creation of Tax Incremental District No. 26. The motion PASSED by a Voice Vote.

[0396-21](#)

Subject: 2020 Fiscal Results for the City of Racine Tax Incremental Districts.

Attachments: [Financials for JRB](#)

Kathleen Fischer, Finance Director, explained that per state statutes, TID financials need to be reviewed every year prior to July 31st. Fischer presented a financial summary for 2020 of each active TID in the city and stated that, with the approval today, there are 18 active TIDs in the City of Racine. Fischer explained each TID as follows:

The oldest Tax Incremental District is TID No. 2 which will closing within the next month. She stated TID No. 2 has been sharing with TID No. 14 for the past ten years. TID No. 9, which is referred to as the Johnson Building is located downtown which is very successful. TID No. 9 does a lot of sharing with other TIDs such as 17, 21, and 24 and is adjacent to the TID that was just approved (No. 26). TID No. 10, which is the Southside Industrial Park, has \$2.6 million of cash with a \$1.7 million debt service outstanding until 2025. TID No. 11, West Racine, has \$900,000 cash, \$80,000 a year increment, and \$872,000 debt service. TID No. 12, Riverbend Lofts, has an annual increment is \$179,000 which is shared with the Water Street TID No. 18. TID No. 13 has \$800,000 with an outstanding debt service until 2029 and is a pay-go TID. TID No. 14 receives proceeds from TID No. 2 and is sharing with the Horlick Historic District TID No. 25 which was approved last year. TID No. 16 is Uptown and is overlaid with TID No. 19. TID No. 17 is the Porters TID and TID No. 18 is the Water Street Redevelopment District TID; there are significant debt service and obligations in the TIDs. TID No. 19 is the second Uptown TID and includes the Ajax Development. TID No. 19 has activity and debt service. TID No 20, Regency Mall, is going through a little transition – the City is currently working regarding a plan and redevelopment of the area. TID No. 21, Lake Avenue, contains the former We Energies building. TID Nos. 22 and 23 are the first neighborhood TIDs. Both TIDs brought in increment and the increment has funding built in for loans to help build up neighborhoods. TID No. 24 is the Convention Center and Hotel and TID No. 25 is Horlick. Both TIDs will continue to see activity in the long term. Finally, TID No. 26 was just approved.

O'Connell asked since TID No. 2 will be closing shortly, if there were any other TIDs that are candidates for closing.

Fischer stated not at this time. She stated the next TID up for closing will be No. 11 in 2031. TID No. 9 will not close early and TID No. 10 will not close any earlier than 2031.

Note: Detailed financials are attached to this agenda item.

A motion was made by O'Connell, seconded by Johnson, to accept the fiscal results as presented and to receive and file the item. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at approximately 4:20 p.m.