



March 29, 2021

RE: Notice of Public Hearing Proposed Tax Incremental District No. 26 Boundaries and Project Plan

Dear Property Owner:

The Planning, Heritage & Design Commission has developed a draft plan for the City of Racine's proposed creation of Tax Incremental District No. 26 (the "District") which is intended to promote rehabilitation - conservation of property within the proposed District boundaries. In accordance with Wisconsin State Statutes, the Planning, Heritage & Design Commission has preliminarily determined that at least 50% of the area identified within the designated boundaries of the District qualifies as being in need of rehabilitation - conservation.

This designation is being made for the purposes of allowing for the possible use of Tax Incremental Financing to assist in the construction of public improvements and to provide other incentives for development and redevelopment in the proposed District boundaries. This designation will not affect your property valuation and is not a precursor to acquisition of private property by the City via eminent domain or any other means. The goal of the Tax Incremental Financing program is to enhance the value of the properties affected.

You have been identified as an owner of real property located within the boundaries of the proposed District. Because your property falls within the boundary of the proposed District, you are being provided notice as required by Wisconsin State Statutes Section 66.1105(4)(a) and (c). **A public hearing on this matter is scheduled for April 14, 2021 at 4:30 p.m. A copy of the public hearing legal notice is also attached & details the meeting participation information.**

You are encouraged to attend this hearing if you have questions as the Tax Incremental Financing program will be explained and the Project Plan discussed. All citizens interested in commenting on the plan will be afforded a reasonable opportunity to be heard.

A copy of the proposed Project Plan, which includes information detailing the individual properties identified as in need of rehabilitation - conservation, is available for your inspection and review at the City Hall.

Sincerely,

Billy J. Bowers
Director of City Development

cc: Ehlers
Scott Letteney, City Attorney



**NOTICE OF JOINT REVIEW BOARD MEETING
IN THE CITY OF RACINE, WISCONSIN**

Notice is Hereby Given that the City of Racine will hold an organizational Joint Review Board meeting on April 14, 2021 at 2:30 p.m. The purpose of this meeting is to organize a Joint Review Board to consider the proposed creation of Tax Incremental District No. 26 (the "District"). Due to the Covid-19 Pandemic, the meeting will be held virtually. Please follow the link below to view the webinar:

<https://zoom.us/j/95469255141?pwd=emFJcUZKQI95Z0FETXpKTU9BYnZDdz09>

Passcode: 301820

Or Telephone:

Dial: 1 (312) 626-6799

Webinar ID: 954 6925 5141

Passcode: 301820

By Order of the City of Racine, Wisconsin

Published March 31 & April 7, 2021

**NOTICE OF PUBLIC HEARING
IN THE CITY OF RACINE, WISCONSIN**

Notice is Hereby Given that the Planning, Heritage & Design Commission of the City of Racine will hold a public hearing on April 14, 2021 at 4:30 p.m., or soon thereafter. The purpose of the public hearing is to provide the community a reasonable opportunity to comment upon the proposed creation of Tax Incremental District No. 26 (the "District"), its boundaries, and its proposed Project Plan. The proposed boundaries of the District are depicted on the inset map. Proposed project costs include payment of cash grants (development incentives) to owners or lessee or developers of land located within the District.

Due to the Covid-19 Pandemic, the hearing will be held virtually. Please follow the link below to join the webinar:

<https://zoom.us/j/98274822953?pwd=YWd2eWRGNW5CTnZIRjd2ZXJUMnBpdz09>

Passcode: 570746

Or Telephone:

Dial: 1 (312) 626-6799

Webinar ID: 982 7482 2953

Passcode: 570746

Prior to the public hearing, you are encouraged to ask questions and may request a copy of the Project Plan being considered. A copy of the Project Plan, including a description of the proposed boundaries, will be provided on request. Your questions can be submitted, or Project Plan requested, by contacting the Department of City Development at **(262) 636-9151**, by facsimile (fax) at **(262) 635-5347**, via email citydevelopment@cityofracine.org or by mailing to Department of City Development, 730 Washington Avenue, Racine, WI 53403. Written comments regarding the proposal may be submitted until 4:00 p.m. on Wednesday April 14, 2021 and will be read during the 4:30 p.m. public hearing.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.



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