

Knoff, Katheryn

From: Brad Leinin <bcleinin@gmail.com>
Sent: Friday, August 20, 2021 3:34 PM
To: _EXT_CDV
Cc: Brad Leinin
Subject: Opposition to proposed TID

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

As a tax payer in the city of Racine that is located inside of the proposed TID border, **I object and oppose this proposal.**

I have already had my taxes increased after purchasing my house a few years ago. I then received another increase. I am paying over \$5,000 a year in taxes and yet my road is one of the very last to plowed during a snow storm. As I research the properties around my area it is evident a blanket increase was applied to all properties in the surrounding area last year. The timing of Racine's proposed TID is extremely gross and mismanaged as we are still in the middle of a PANDEMIC! The residents of Racine have seen and increase in costs on EVERY thing! Fuel, food, electricity, healthcare, insurances, and any other possible purchases for services and goods.

Your aim for a tax increase is unfounded, unsubstantiated, and holds no ground for a proposal at this time. The letter you presented along with so called supporting documentation online supplies no evidence or gives any detail as to what this would be used for. It is the feelings and thoughts of the people of Racine that this increase in taxes is to make up for the losses due to Foxconn and the mismanagement of funds by the governing body of Racine. It is also the feelings and beliefs of the people that these funds could be obtained by cutting YOUR salaries and staff positions as they are clearly a waste of space.

Your increases in this TID would lead to property taxes not being paid, residents leaving their homes. If I wanted to pay close to \$6,000 a year in property taxes I would have purchased a home in a different city.

Additionally, I would like to speak at the public hearing on Aug 25th. My contact information is as follows

Brad Leininger

M (262) 989 – 5856

Knoff, Katheryn

From: Hintz, Jeffrey
Sent: Thursday, August 12, 2021 5:09 PM
To: Knoff, Katheryn
Cc: Cook, Michelle
Subject: TID 27 comment

Please add this to the file for TID 27 comments

August 10, 2021

RE: Notice of Public Hearing for Proposed TID 27 Boundary

Dear Racine Department of City Development:

My purpose in writing this letter is obvious.

So let me begin with information about 125 Perry Ave, a home in the "suggested" area for development. My husband and I purchased this home 13 yrs ago. We were drawn to this neighborhood because of it's feel. Over the years we invested blood, sweat and tears into making it ours. We took pride in ownership and helped (along with our neighbors) to improve and grow the tax base because of our responsibility as citizens to take care of the property. I am proud to say this house will be paid in full in early 2022! So, you can imagine how the letter I received yesterday made me feel. You notice I used the words "pride", "responsibility", "neighborhood" well, that letter just shot me down!!!! I have been in neighbor's yards helping pull weeds when they could not; cutting grass for friends when they were not able; picking up junk dumped in the street by cars that went past; sweeping in front of my house after grass cutting and picking up the clippings. And now you want to "BRAND" this neighborhood and put us in a TID area?! Do you have any idea what that will do to any future selling abilities? You will have wrongfully labeled us as an unsuccessful, blighted area that could not keep up with our Manree Park neighbors, who were conveniently not included in the proposed area!!!!!!

I read the information on the TID as you suggested and have some comments and concerns:

Are TID loans to be repaid?

Are developers able to apply for TID benefits? (Absentee landlords to make improvements?)

Who oversees the TID district?

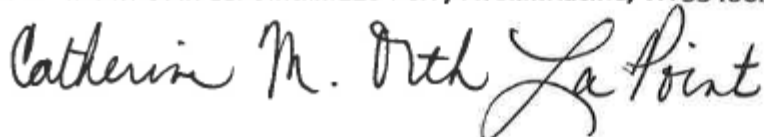
How long is a TID in effect?

Why was our area "grouped" into the plan? Might I suggest you look at the plan I have am submitting since it makes better sense!

I strongly suggest and ask you to reconsider this unnecessary development. You will be affecting the lives of responsible homeowners.

Thank you for your time. I will look forward to your presentation on August 25th.

Catherine M Orth LaPoint.....125 Perry Ave.....Racine, WI 53406.....9262) 637-9134

A handwritten signature in black ink that reads "Catherine M. Orth LaPoint". The script is cursive and fluid, with the first letters of each name being capitalized and prominent.

TID area

5

<https://www.buildupracine.org/>



On the lake, on the rise, online.

Knoff, Katheryn

From: Cook, Michelle
Sent: Wednesday, August 11, 2021 2:03 PM
To: Nancy Van Allen
Subject: RE: TID 27

Good afternoon,

Please see the answers to your questions in the body of your email below; you may also read the FAQ relating to Tax Incremental Districts that is found at the link below. If you have any additional questions, please feel free to contact us.

Tax Incremental Districts FAQ Link:

<https://www.buildupracine.org/wp-content/uploads/2021/08/faq-TID.pdf>

With gratitude,

Michelle Cook

City of Racine - Department of City Development
Michelle.Cook@cityofracine.org

From: Nancy Van Allen [mailto:wisnancy1@gmail.com]
Sent: Wednesday, August 11, 2021 12:55 PM
To: _EXT_CDV <CityDevelopment@cityofracine.org>
Subject: TID 27

With respect to proposed TID 27, of which I received notice as Trustee of the property title holder, can you answer these questions please:

Will the property owners within the proposed district see their property taxes increase now or in the future as a direct or indirect result of the proposal?

Being located in a TID does not automatically increase your property value or your taxes. Properties located within a TID must be valued using the same approach as properties located outside of a TID. (see Question 1 on the FAQ)

And are any zoning changes associated with the proposal going to expand the area that is classified as commercial, or otherwise result in any new commercial development within the proposed district?

The proposed TID is independent of zoning and land use. The purpose of proposed TID 27 is to provide funding for homeowner repair and renovation loans, public infrastructure, public facilities improvements, etc. (see Question 7 on the FAQ)

Thank you.

Nancy Van Allen
1401 Spring Valley Dr.
Racine, WI 53405

Knoff, Katheryn

From: Nancy Van Allen <wisnancy1@gmail.com>
Sent: Wednesday, August 11, 2021 12:55 PM
To: _EXT_CDV
Subject: TID 27

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And are any zoning changes associated with the proposal going to expand the area that is classified as commercial, or otherwise result in any new commercial development within the proposed district?

Thank you.

Nancy Van Allen
1401 Spring Valley Dr.
Racine, WI 53405

Knoff, Katheryn

From: Deborah Reis <dareis@wi.rr.com>
Sent: Tuesday, August 10, 2021 7:09 PM
To: _EXT_CDV
Subject: TIF 27

To Whom It May Concern:

If my home is in the district, but is noted as not needing rehabilitation, could I be eligible for financing for remediation?

Thank you,
Deborah
Sent from [Mail](#) for Windows

Knoff, Katheryn

From: Jodi Akins <jakins1@wi.rr.com>
Sent: Monday, August 9, 2021 6:25 PM
To: _EXT_CDV
Subject: Propsed TID 27

To Whom it May Concern ~

I am a home owner at 2307 Prospect St. My address is in the Proposed TID 27.

I would like to voice my concerns to you. In the last 12yrs my neighborhood went from being predominantly owner occupied to now a tenant occupied neighborhood. This change began in 2009 & continues to be the trend.

Why? Because with ALL the rental properties in this area it has caused our property values to tank. It has turned into a high traffic...high police call area. The landlords do not vet their tenants. They don't care who they move into a neighborhood. They only care that their rent is paid to them.

On Prospect St. (1900 block - 2400 block) alone one landlord either owns or manages the majority of the properties. In those properties there are double the amount of tenants to bedrooms. There is now full on drug activity in plain sight. There is nuisance calls that go unanswered. Street fights...thievery...break ins...retaliation & fear.

Until this City holds landlords responsible for the chaos they bring into these neighborhoods no amount of money/loans will do any good.

Which leads me to my next point. Those who still own homes in this area are HARD working class people. People like me who had a dream of giving their children security & structure. People who don't have a lot of income & even lower credit scores as we do our best to survive. We can't qualify for the loan programs this City is attempting to offer. Our debt to ratio is too high.

These loans/grants are NOT attainable to the homeowners who occupy their residence.

Most of these home were built in the 1900's...that makes repairs & updates & renovation 3x's higher. Custom order doors...windows...old cooper piping just to name a few. Even IF one could actually qualify for these loans/grants it doesn't/won't cover the full cost of the project.

The other struggle is (my example) why would I spend 20k for 4 new storm & screen doors on a house in a deteriorating neighborhood? Or 20k on new windows in a deteriorating neighborhood? Or new siding or gutters? Every time anyone in this neighborhood has done ANY home improvements it does nothing but raise our taxes will our property value falls.

The other crazy thing is that this City allows a landlord to apply/receive these loans/grants...why? Why would this City continue to line the pocket books of those who are wealthy enough to obtain property after property? Do they not make enough money on the amount of rent charged to do maintenance of their property?

If the City would actually like to help these neighborhoods...manage how many rental properties can be in an allotted area. Give those who own/occupy their property the resources to repair their homes before a landlord & make these loans/grants available to those with a less than perfect credit score.

Jodi Akins
2307 Prospect St.

Sent from my iPhone