

Knoff, Katheryn

From: Jena Sharp <Jena.Sharp@aspirebakeries.com>
Sent: Wednesday, August 25, 2021 12:16 PM
To: _EXT_CDV
Subject: RE: Questions for TID #28 project plan

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Questions I have about TID #28

I have owned my house for 4 years, and over those 4 years my house assessment has gone up over 40%. Which means my taxes continue to rise.

This project seems to be saying that I will be paying more per thousand for taxes, will our assessments continue to go up over or at 15% each year and have this additional increase? Yet some more favorable properties values decreased year, like the Mayors personal residence on the lake front? How can you justify continuing to increase the assessment fees, adding this additional fee with the increased costs of living?

How can assessments keep going up (as they have in the past 4 years) if my area is an area in dire need of improvement? I bought my home while it was assessed at 90,000 now it is sitting in the 130K's thanks to 4 years of assessments. How can we afford to keep paying more in taxes just so we can take advantage of some loan I may or may not be eligible for under this project? And may or may not be able to afford since I will still have a mortgage and taxes?

Who is eligible for these loans, what type of credit do they need to have?

What happens if the loans are not utilized? Do our taxes continue to rise and the money sits in trust? Or does the money then just revert back to the city?

Are there parameters for the loans that will be offered under this program? How many loans per district per year? At what percent interest? Who makes money on that interest? Does it go back into the program or does the city profit?

What is the list of conditions used to make up the assessors conditions of each house? My neighbor hasn't paid taxes in years and a family of 6 raccoons lives with him through open holes in the roof. There is raccoon feces on the roof and you have that property listed on page 30 as average condition. How can that be when the doors and windows are all broken in, yard is unattended?

Why almost 1 million in admin costs? Where is the breakdown of how you got to each number under 1, 2 and 3 on page 18?

Thanks,

Jena Sharp | Manager, Supply Planning
Aspire Bakeries
[La Brea Bakery](#) | [Otis Spunkmeyer](#) | [Oakrun Farm Bakery](#)
350 N. Orleans St., Suite 750 | Chicago, IL 60654

O: 312.836.2331

jena.sharp@aspirebakeries.com

Please note that my email address has changed

Please consider the environment before printing this email

Knoff, Katheryn

From: Lori Windhorst <loriwindhorst@icloud.com>
Sent: Saturday, August 14, 2021 5:59 PM
To: _EXT_CDV
Subject: TID28

I recently received a letter about this “proposal” I think this is an unnecessary idea. I am sure only certain people will qualify, and yet everyone’s taxes will be increased immediately. You try to “sell” this as improving our neighborhood and the city-my home value will go up. My property value would increase if,as a city, we got rid of the known problem drug house, I didn’t see a dozen cars at the house across the street when I look ou my front window, if lawns were mowed..... My vote is a big NO, but I don’t get a vote do . As a matter of fact I can’t even ask questions at the so called meeting. (which could have been held in person, outside at the island park pavilion!) But you don’t want to actually see anyone and have to tell them that this is a done deal and it doesn’t matter how we feel. Welcome to Racine politics!

Disappointed Again by my hometown 😞
Lori Windhorst
Sent from my iPhone

Knoff, Katheryn

From: Cook, Michelle
Sent: Wednesday, August 11, 2021 4:45 PM
To: Tim Soderlund
Cc: Peterson, Jeffrey
Subject: RE: TID 28

Good afternoon, Tim,

We received your comments and will provide them to the Commission members for the meeting on August 25th; we also have you registered to speak at the meeting. Please let me know if you have any other questions. Take care and enjoy the rest of your day.

With gratitude,

Michelle Cook

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

From: Tim Soderlund [mailto:fitarmy@me.com]
Sent: Wednesday, August 11, 2021 7:09 AM
To: _EXT_CDV <CityDevelopment@cityofracine.org>
Cc: Peterson, Jeffrey <Jeffrey.Peterson@cityofracine.org>; Tim Soderlund <fitarmy@me.com>
Subject: TID 28

I am adamantly against any TID in the city to include TID 28 which directly impacts the area I live in. What steps do us citizens that are responsible home owners have to stave off this unrepresented injustice use of the the tax system?\\

Tid's: How do they work?

When a community designates an area as a TID district, the property value of all the real estate within its boundaries at that time is designated as the "base value." This is the amount that, for a set amount of years after the fact, generates revenue through the community's property tax process. Everything over and above the base value, through an increase in value of existing real estate and new development in that time frame, goes into a separate fund the community can use to incentivize private investment and commercial projects as well as make public projects more attractive.

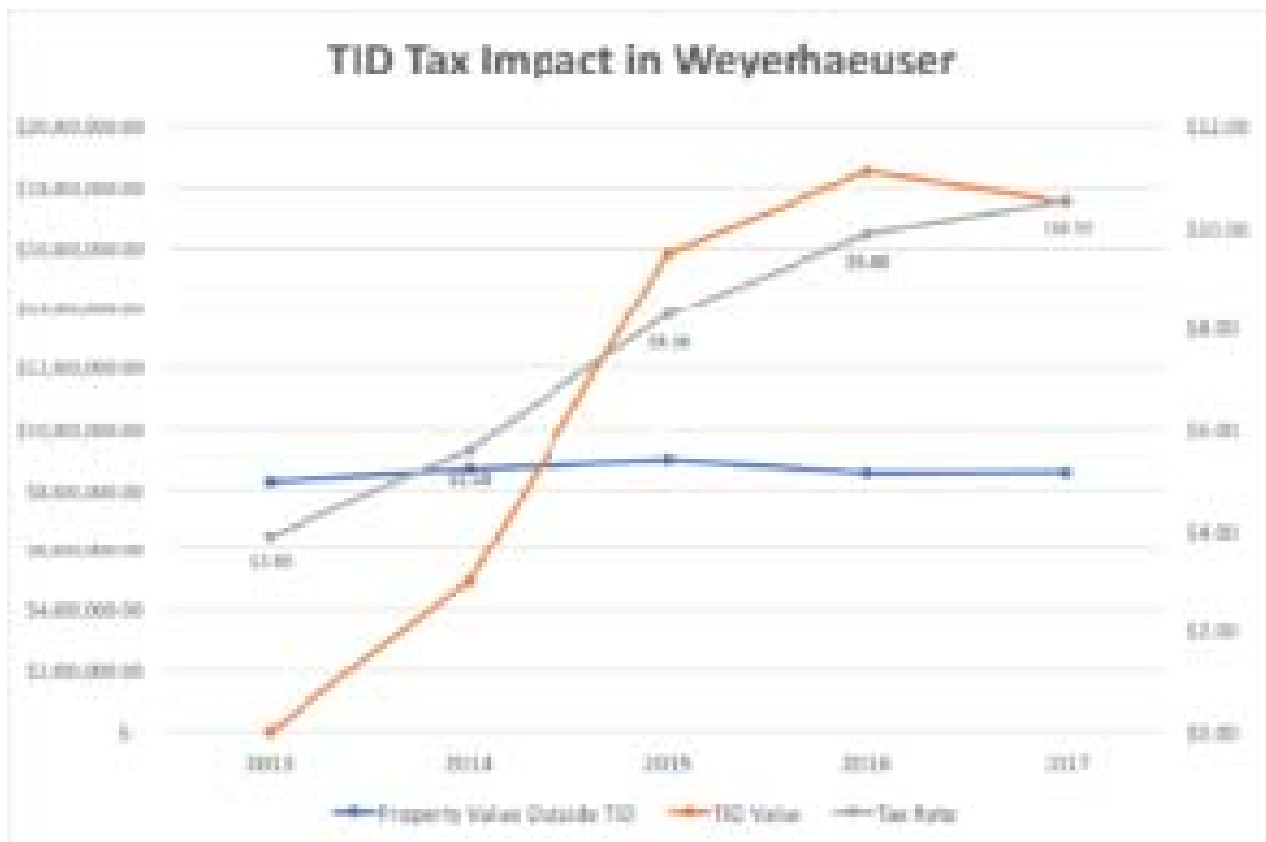
This give the city an incentive to automatically raise property taxes each year regardless of values.

I never saw the mention of a "but for clause" in your letter. "Most states have a "but for" clause, requiring developers to certify that the project would not go forward "but for" the TID."

It is proven that TID taxes within the zone allocated always get their taxes raised. I give you the Weyerhaeuser example.

The Village of Weyerhaeuser is a great of example of this concept in practice and its potentially devastating impact on local taxes.

The village created its first TID in 2014. Since 2013, the village's total property value outside the TID has increased by only 3.6%, from \$8.3 million to \$8.6 million. Meanwhile, Weyerhaeuser's local tax revenue has grown 132%, from \$39,432 to \$91,312. The local property tax has exploded from \$3.89 per thousand dollars of property value to \$10.55 – a 171% tax hike.



The reason for the massive property tax increase is that almost all of Weyerhaeuser's [net new construction](#) has occurred within its TID. In the span of just three years, Weyerhaeuser's tax increment grew from nothing to \$17.5 million. All that growth led to the village's base levy increase, and village officials opted to "tax to the max." The levy might have risen, but property values outside the TID stayed somewhat static – and so the mill rate shot up

Without this us citizens are held hostage to the whims of city hall. In the city of Racine TIDs have been abuse and those funds gathered did not pay for the improvements within the TID zone.

I also am requesting to speak at this meeting as well.

Tim Soderlund
262 498-7204

Knoff, Katheryn

From: Cook, Michelle
Sent: Wednesday, August 11, 2021 2:20 PM
To: Shannon Sondergaard
Subject: RE: TID

Good morning, Shannon,

Thank you for your comments, we will make sure that they are added to the record and provided to the commission members for the meeting on August 25th. We understand you are concerned; the proposed TID program will not automatically affect your taxes, your taxes are based on the assessed value of your home. The addition of the TID does not change the way your property is valued – properties within a TID must be valued the same as properties outside of a TID. The FAQ linked below provides a little more detail about TIDs. Please feel free to contact us if you have additional questions. Take care and enjoy the rest of your day.

Tax Incremental Districts (TID) 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: Shannon Sondergaard [mailto:shannon.sondergaard@ascension.org]
Sent: Wednesday, August 11, 2021 7:57 AM
To: _EXT_CDV <CityDevelopment@cityofracine.org>
Subject: TID

Hello,

I am wondering if we will get another letter regarding the TID program after everything is gone over and established??? I am a new home owner. I do not want to see my taxes go up anymore than they already did in just 6 months. However, I can not make any meetings, so I am wondering where I will find the final information? You may relay that I commented I do not want the taxes to go up, unsure if that will make a difference, but being a new home owner....a lot money went into that process and now that taxes already went up, if they increase more, that could put a burden on us that are still low income but made it this far and then we fall back again???? Not sure that sounds like a good idea. Thanks for your time.

Shannon Sondergaard

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Knoff, Katheryn

From: Knoff, Katheryn
Sent: Wednesday, August 11, 2021 11:20 AM
To: Knoff, Katheryn
Subject: FW: TID 28

Katie Knoff

Planning & Redevelopment Division Secretary
City of Racine, City Development
Email: Katheryn.knoff@cityofracine.org
Phone: 262-636-9321



On the lake, on the rise, online.

Your link to City of Racine development and business start-up services: <https://www.buildupracine.org/>



Please consider the environment before printing this email

From: Shannon Sondergaard [mailto:shannon.sondergaard@ascension.org]
Sent: Wednesday, August 11, 2021 7:57 AM
To: _EXT_CDV <CityDevelopment@cityofracine.org>
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Knoff, Katheryn

From: Hintz, Jeffrey
Sent: Wednesday, August 11, 2021 11:11 AM
To: Knoff, Katheryn
Subject: FW: TID 28

From: Vicky Whiting [<mailto:vwhiting97@yahoo.com>]
Sent: Wednesday, August 11, 2021 10:26 AM
To: Mayor <Mayor@cityofracine.org>
Subject: TID 28

I vote NO to proposed TID 28. Handing out free money is a disaster waiting to happen. NO interest loans or low interest loans is a better idea. It is not fair when I pour all my money into my home and watch others do illegal drugs that will qualify for your free handouts. This neighborhood is doing their very best with the exception of a few and it is outrageous to read that free money will be given to those who opt to not work and do drugs. If you want neighborhood improvement, make them work for it. Many if not all studies back the feeling of pride one feels when they work towards a goal. Handouts only continues the problem. So NO to the proposed TID 28



9:16 AM

You sent Today at 9:16 AM

NO to the proposed TID 28. Another reason? 408 Wickham BLVD. A well known drug/problem home. Neighbors are terrified of crowds running in and out. The children are doing illegal drugs with their mother. The mother was already arrested in 2018 for her children not going to school. Ashley Goltz is her name. Her mother and mothers BF, Joe Worthington, are owners of home and collecting "state housing" for rents while the house is falling apart. And Owner is collecting the money, has been for years. Easily done when he doesn't marry tenants mother so state housing is never aware. And the children who are just hitting adolescence are smoking marijuana openly in neighborhood knowing there are no police or neighbors who will call. And then your committee wants to beautify a known problem home?? That is just one example of some of the issues in this area. We are working ourselves to better this area without help from a proposal that will only help the negative element. There are better ways than handing out free money. Helping children in crisis or holding people accountable for fraud is huge and would be a great step. So NO to TID 28.

Most importantly is the committee NEEDS to discuss this proposal with the people!! Isn't that who you were voted in to serve? We aren't even allowed a voice or ability to speak at the meeting while you already plan to pass this proposal. Many of us are educated. I myself am a retired social worker who also had AODA certification. I am also a disabled veteran. An active duty national guard officer lives across the street!! Myself and many others would have excellent input on this TID 28. We live here!!

Bottom line, it is house pride and the majority of this proposed area has it. Those that don't have house pride have deeper issues than making the home look pretty. I gave you an excellent example along with names. It took me less than an hour to get that information so I ask what everyone is doing while in office other than deciding who gets free money and who doesn't.

Respectfully,

Vicky Whiting
414 Wickham BLVD.

Knoff, Katheryn

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Sent: Wednesday, August 11, 2021 7:57 AM
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Knoff, Katheryn

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Sent: Wednesday, August 11, 2021 7:09 AM
To: _EXT_CDV
Cc: Peterson, Jeffrey; Tim Soderlund
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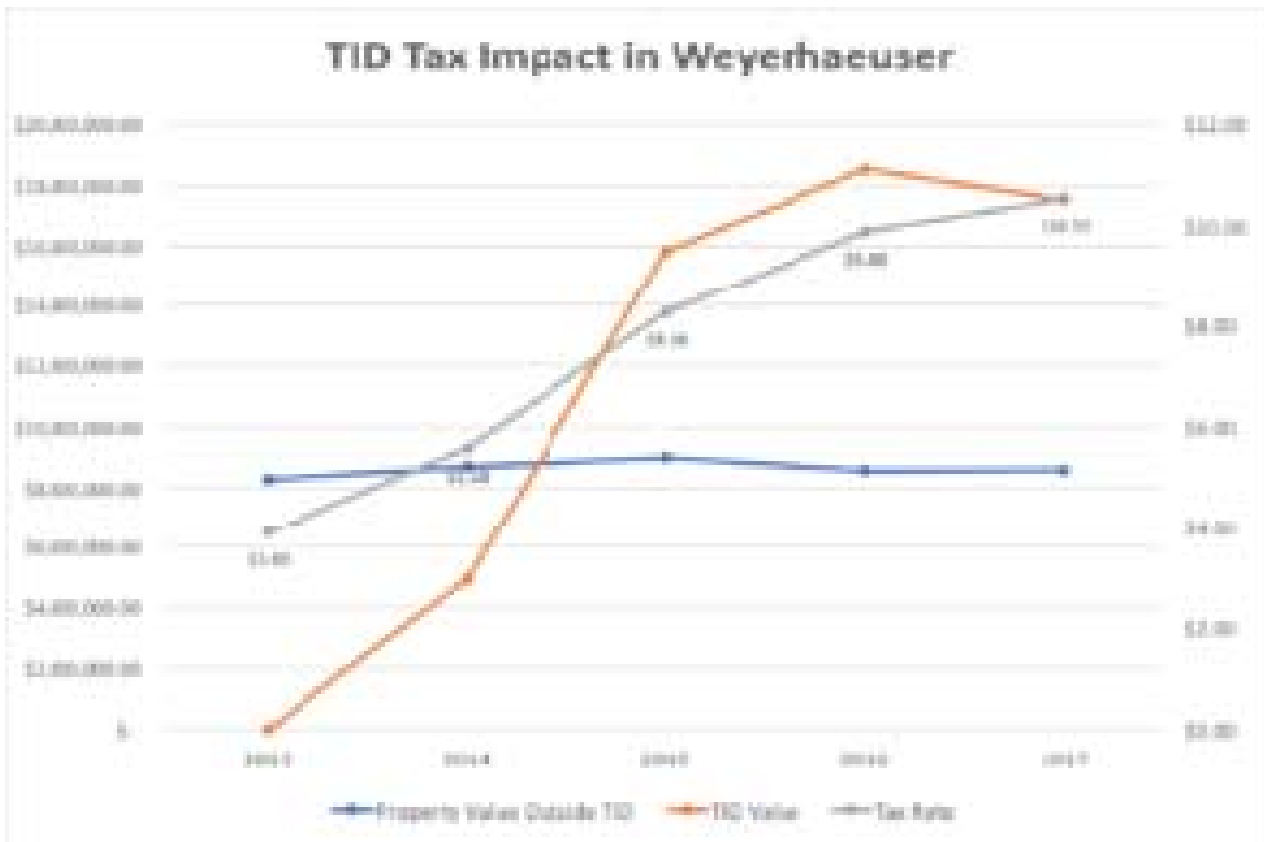
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Tim Soderlund
262 498-7204

Knoff, Katheryn

From: Cook, Michelle
Sent: Tuesday, August 10, 2021 9:03 AM
To: Tim Soderlund
Subject: RE: TID 28

Good morning,

Below is a link to the draft plan for proposed TID No. 28; page 18 describes the estimated project list. Please let me know if you have any additional questions. Take care and enjoy the rest of your day.

<https://www.buildupracine.org/wp-content/uploads/2021/08/tid28-draft-plan.pdf>

With gratitude,

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

-----Original Message-----

From: Tim Soderlund [mailto:fitarmy@me.com]
Sent: Tuesday, August 10, 2021 8:50 AM
To: _EXT_CDV <CityDevelopment@cityofracine.org>
Subject: TID 28

I want a list of specific projects that this TID will provide prior to the bill passing

Sent from my iPhone

Knoff, Katheryn

From: Tim Soderlund <fitarmy@me.com>
Sent: Tuesday, August 10, 2021 8:50 AM
To: _EXT_CDV
Subject: TID 28

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