



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Final

### Standing Joint Review Board

*Thomas Friedel*  
*Mayor John Dickert*  
*Bane Thomey*  
*Marc Duff*  
*Brian O'Connell*  
*Alexandra Tillmann*

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Tuesday, May 2, 2017

3:00 PM

City Hall, Room 207A

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#### Call To Order

*Mayor John Dickert called the meeting to order at 3:00 p.m.*

**PRESENT:** 4 - John Dickert, Brian O'Connell<sup>1</sup>, Alexandra Tillmann and William Whyte

**EXCUSED:** 2 - Bane Thomey and David J. Hazen

#### Misc. Notes/Arrivals

*Marc Duff was present for David Hazen and served as his alternate.  
Bane Thomey is no longer a member of the Board.*

#### Approval of Minutes for the March 28, 2017 Meeting

**A motion was made by Mr. O'Connell, seconded by Ms. Tillman, to approve the minutes of the March 28, 2017 meeting. The motion PASSED by a Voice Vote.**

#### [401-17](#)

**Subject:** (Direct Referral) Review the public record, planning documents, Plan Commission resolution adopting the project plan, and the resolution passed by the Common Council approving the creation.

**Attachments:** [Racine TID No. 20 Project Plan\\_PENDING FINAL\\_2017-4-18](#)

*Assistant Director Sadowski provided the SJRB with a brief overview of what took place at the last meeting and subsequent City Plan Commission and Common Council meetings.*

*He stated the task in front of the JRB today is to review the minutes, public record, planning commission resolution, council resolution and to review the JRB Resolution provided.*

*He explained the subject area as Regency Mall bordered by Hwy 11 and Hwy 31. He explained the current condition including the 60 percent vacancy at the property and being the 5th largest shopping center in Wisconsin. He stated non aspirational tenants, uninterested landlords and the baron High Ridge center pose problems to the area. He stated the new owners are very hands-on looking for new leasing and renewing interest in the site; they are intrigued by the activity to the west of Green Bay Road. He explained their strategy is to reinvest and to renovate, keep businesses in*

*the city, possibly reducing the square footage of the mall and try to create a better sense of place with a unique experience and taking advantage of the retail node that is currently present.*

*Mr. Sadowski explained there are 24 parcels that would be included in the Tax Increment District (TID). The TID Plans divides redevelopment into three different plans (A, B, Kmart Area). He explained the financing plan which would total \$15.7 million and the total increment of \$32 million over the 27 year lifespan of the TID. Total investment estimate for the area would be \$40 million and the hope is to close the TID by year 2045.*

*Mr. O'Connell asked if anyone spoke at the Plan Commission regarding the TID.*

*Mr. Sadowski stated no calls or objections were received.*

*Mayor Dickert stated the goal is to build value of the outlots and appeal to the female shopper by eliminating kiosks, providing for more friendly atmosphere and to create a more inviting space with murals versus empty store spaces.*

*Jordan Brown, Racine County Economic Development Corporation, stated they have been communicating with the outlot owners as well as the tenants in Mt. Pleasant with the idea of creating two Business Improvement Districts (BID) to create design standards and guidelines to create uniform appeal to the area. He stated 80 percent of property owners seem interested. The Hull Group actively works with neighbors because they understand the value of that relationship; they do a lot of co-investing when necessary.*

*Mr. Whyte asked how many developments the Hull Group has invested in.*

*Mr. Brown responded 28 and they have not sold any of them.*

**A motion was made by Mr. Duff, seconded by Ms. Tillmann, to receive and file the item. The motion PASSED by a Voice Vote.**

[402-17](#)

**Subject:** (Direct Referral) Consideration of "Resolution Approving the Creation of Tax Incremental District No. 20, City of Racine."

**Attachments:**     [5 JRB -- Agenda Res](#)

**A motion was made by Mr. O'Connell, seconded by Mr. Whyte, to approve the resolution approving the creation of TID No. 20 for the Regency Mall Area for the City of Racine. The motion PASSED by a Voice Vote.**

## **Adjournment**

*There being no further business Mayor Dickert adjourned the meeting at 3:22 p.m.*