



City of Racine

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

Meeting Minutes - Final

Standing Joint Review Board

Tuesday, July 2, 2019

3:00 PM

City Hall, Room 303

Call To Order

Mayor Mason called the meeting to order at 3:00 p.m.

PRESENT: 4 - Cory Mason, James Palenick, Brian O'Connell, and William Whyte

EXCUSED: 1 - Brian Nelson

Approval of Minutes for December 18, 2018 Meeting

A motion was made by Board Member O'Connell, seconded by Board Member Whyte, to approve the minutes of the December 18, 2018 meeting. The motion PASSED by a Voice Vote.

[0758-19](#)

Subject: (Direct Referral) 2018 fiscal results of the City of Racine Tax Incremental Districts.

Attachments: [2018 Statements for JRB](#)
 [TID Summary Info](#)

Kathleen Fischer, Assistant Finance Director, explained the request. She stated we are required by State Statutes to give a fiscal analysis for all of the Tax Incremental Districts (TIDs) within the city of Racine by the end of June of every year. She explained that the City currently has 13 open TIDs. She stated TID No. 8 was closed during 2018 and along with any closure of a TID, there has to be a full audit. She stated TID No. 8 was audited on July 17, 2018.

Fischer reviewed the summary sheet. She stated TID No. 2 is the Lakefront-Festival site and has \$750,000 worth of increment coming in. She stated that TID No. 2 is shared with TID No. 14, @North Beach. TID No. 9, the Johnson Building Downtown has \$4.5 million in available funds and is very positive bringing in \$900,000 annually. She stated TID No. 9 has \$1.5 million in debt service which would need to be paid. TID No. 9 shares with TID Nos. 10, 11, 12, and 17. TID No. 10, Southside Industrial Park, has \$3.1 million in available funds and its debt through 2025 is \$2.4 million. There is no sharing within TID No. 10.

Whyte asked if TID No. 9 will be closed in 2021.

Fischer stated no, TID No. 9 will stay open until life based on the new project plan that was adopted.

O'Connell asked if there were any advantage of paying off the debt in TID No. 10 with the cash on hand.

Fischer stated there is opportunity that will be reviewed within the audit.

Fischer continued to explain the rest of the TIDs. She stated TID No. 11 is West Racine and has \$1 million in available funds and debt is \$1.2 million. TID No. 12, Riverbend Lofts, brings in \$170,000 of increment with the excess going to TID No. 18, Water Street. She stated TID No. 12 was amended at the end of 2018. TID No. 13, State and Main, has \$615,000 in available funds, \$250,000 increment, and a debt service mortgage incentive bond with the developer of the State and Main project at \$1.8 million. TID No. 14, @North Beach aka Walker Site, has \$7.2 million on hand which was transferred from TID No. 2.

Board Member Palenick stated that the funds for TID No. 14 are all committed to the development on the site.

Fischer stated TID No. 15, Homeward Bound Site, had a resolution passed in March 2019 to close the TID. She stated there was no increment during the life of the TID and will have final closure near the end of 2019. TID No. 16 is the 1st Uptown TID, she stated it owes money to the City's Intergovernmental Revenue Sharing Fund and is overlaid with TID No. 19. TID No. 17, the Porters site downtown, does not have a lot of activity at the moment. TID No. 18, Water Street Redevelopment, most work happening right now buildings being razed, demolished, and cleared. She stated outstanding debt service is a \$3.5 million NAN issued at the end of 2018 for the clearing of the buildings. She stated once development is in place, the NAN will be refinanced. TID No. 18 owes the IG Fund \$7 million. TID No. 19 is the Uptown overlay and has \$23,000 of increment and deals with public improvements, e.g. Triangle Park, and other projects that are just getting underway. The final TID, TID No. 20, Regency Mall, has \$10,000 of available funds.

Fischer explained the audit information to the Board members. She reviewed TID No. 2 and stated that it is a positive TID without any outstanding debt services. She stated if there is debt service, there will be a debt service schedule within the document.

O'Connell explained the Uptown District was original created because of the uptown artist project that was proposed and we were taking advantage of the work SC Johnson was doing to produce increment. He stated when other projects came along it was overlaid to fund some of those projects. O'Connell stated it was the evolution of the uptown projects.

Adjournment

There being no further business, the meeting was adjourned.