



# City of Racine

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

## Meeting Minutes - Draft

### Standing Joint Review Board

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Tuesday, September 6, 2022

2:00 PM

City Hall, Room 303

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#### Call To Order

*Mayor Cory Mason called the meeting to order at 2:00 p.m.*

#### Roll Call

*Michelle Cook, Associate Planner, called the roll.*

*Shannon Powell, public member, was excused from the meeting.*

**PRESENT:** 4 - Brian F. O'Connell, Sharon Johnson, Cory Mason and Gwen Zimmer

#### Approval of Minutes for March 17, 2022 Meeting

**A motion was made by Zimmer, seconded by Johnson, to approve the minutes for the March 17, 2022 meeting. The motion PASSED by a Voice Vote.**

#### [0631-22](#)

**Subject:** Review and discussion of the draft Project Plan for Tax Incremental District No. 30.

**Attachments:** [Draft Project Plan - TID 30](#)

[Public Hearing Notice TID 30](#)

*Todd Taves, Ehlers and Associates, introduced his colleague, Harry Allen, to the Joint Review Board.*

*Taves explained the proposal for Tax Incremental District (TID) No. 30. He stated the majority of the area is presently TID No. 20 and the district is being recreated. He explained that TID No. 20 was created seven years ago and since then, new development opportunities are pending. TID No. 20 will be closed prior to April 15th of next year.*

*Taves explained that the purpose of TID No. 30 will be to provide funding for development incentives needed to promote the proposed mixed use development. He stated the TID will be created as a blighted area district which requires, by Wisconsin State Statute, not less than 50 percent of the area of real property within the district be considered blighted. Taves stated that 54 percent of the area of proposed TID No. 30 meets the criteria for being blighted. The proposed TID will have a maximum life of 27 years.*

*The proposed mixed-use development that would be assisted by the TID was shown. The proposed development includes commercial outlots, restaurants, retail, and apartments. There will be three phases to the project and phases I and II, which*

*includes commercial outlots, retail, and apartments, will occur concurrently.*

*Taves explained that the TID would be a "pay as you go" TID with approximately \$39 million of the development incentive being paid over time.*

*Taves explained the projected cash flow for the proposed TID and stated that the TID is expected to close in 2044.*

*Board Member Zimmer asked how far the project is in terms of a development agreement and about the housing aspect of the project.*

*Mayor Mason explained that discussion is currently ongoing in terms of agreements and the housing would have to market rate in order for the project to work.*

*In response to Mayor Mason, Taves explained the difference between an upfront TID and a pay as you go TID. He stated that a pay as you go TID requires no money from the City upfront, the City will not borrow for these costs, and the costs are payed solely from tax incremental revenue by the District over time.*

*Mayor Mason noted that it is also a development funded TID.*

**A motion was made by Johnson, seconded by O'Connell, to receive and file the item. The motion PASSED by a Voice Vote.**

[0632-22](#)

**Subject:** Review and discussion of the draft Project Plan for Tax Incremental District No. 31.

**Attachments:** [Draft Project Plan TID 31](#)  
[Public Hearing Notice TID 31](#)

*Taves explained the proposed boundary for the proposed neighborhood TID, TID No. 31. He explained that the purpose of the TID was to reinvest in the neighborhood by providing funding for projects that will be prevent deterioration of property and public infrastructure and preserve and grow the City's tax base. Taves explained that the TID will be created as an in need of rehabilitation or conservation district with a maximum life of 27 years.*

*Taves explained the current conditions and the anticipated conditions of the properties in the district based on assumed TID project funding. He also explained the projected incremental values assuming a 3 percent increase each year over three years.*

*Taves stated that the end of the expenditure period for the proposed TID would be 2044 and it is anticipated that the TID would be closed at that point.*

*Board Member Zimmer asked if the program would be issued as loans to homeowners.*

*Kathleen Fischer, Interim Assistant Director of City Development/Finance Director, explained that the loan would be a forgivable loan over a period of seven years to assist a homeowner with fixing windows, roofs, etc.*

*In response to Board Member Johnson, Fischer stated that the program will be for owner-occupied one and two unit residences.*

**A motion was made by O'Connell, seconded by Zimmer, to receive and file the item. The motion PASSED by a Voice Vote.**

**Set next meeting date to consider approval of the TIDs**

*The Board set their next meeting date for Wednesday, September 21st at 2:00 p.m.*

**Adjournment**

*There being no further business, the meeting adjourned at 2:19 p.m.*