



City of Racine, Wisconsin Agenda Briefing Memorandum

AGENDA DATE:

May 4, 2026 – Standing Joint Review Board

May 4, 2026 – Planning Heritage and Design Commission (public hearing)

May 19, 2026 – Common Council consideration

June of 2026 – Standing Joint Review Board (Final Decision)

PREPARED BY: Jeff Hintz, CNU-A, Assistant Director of City Development

SUBJECT: Review and discussion of the proposed establishment of the project plan, boundaries, and creation of Tax Incremental District No. 33 and consideration of an approving resolution

Background and Analysis: TID 33 is proposed for creation to aid in the redevelopment of the former YMCA at 725 Lake Avenue. Despite the fact this is one of the best redevelopment sites in the city given the downtown location and lakefront location, public assistance to achieve the highest and best use for redevelopment will be necessary.

To that end, 21 million in TID increment is proposed for redevelopment activities, and nine million is reserved for infrastructure improvements over the 27-year life of this district. To achieve the highest and best use for this property, a multiple story building with predominantly residential usage is the most likely outcome for this property. Given the current cost of construction and the location of this property along the lakefront with the bluff, it is realistic to expect any development on the property to require some financial assistance to be economically feasible.

Having this TID in place will allow the City of Racine Community Development Authority (CDA) and City of Racine to be in the best position to successfully market this site for redevelopment in the immediate future.

STAFF RECOMMENDED ACTION: That the resolution establishing the boundaries and approving the project plan creating Tax Incremental District No. 33 be approved.

FISCAL NOTE & BUDGETARY IMPACT: TID No. 33 is projected to generate \$32,930,839 of increment to fund activities identified in the project plan over its life for a period of 27 years