City of Racine, Wisconsin
Agenda Briefing Memorandum

AGENDA DATE:
May 4, 2026 – Planning, Heritage, and Design Commission review
May 19, 2026 – Common Council consideration

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

SUBJECT: Consideration of a request from the Department of City Development, requesting the termination of Tax Increment District #10 Southside Industrial Park.

Consideration of a request from the Department of City Development, requesting the termination of Tax Increment District #16 Uptown.

Consideration of a request from the Department of City Development, requesting the termination of Tax Increment District #27 Neighborhood TID.

Background and Analysis:

TID 10 was created in 2003 and amended in 2008 to ready for the former Jacobsen plant on south Memorial Drive and the adjacent area for redevelopment. Project costs included right-of-way projects (paving and acquisition), relocation and acquisition of easements, along with demolition, site grading, and environmental remediation. The plan amendment originally intended closure of the district in 2027; closure is recommended now, as all contemplated projects are completed. Any remaining funds would be returned to the affected taxing districts (Racine Unified School District, Gateway Technical College, Racine County, and the City of Racine) as required by State Statute.

TID 16 was created in 2008 to allow for property acquisition for redevelopment, right-of-way projects, acquisition of easements, relocation, development incentives, demolition and utility projects. In 2016 an Uptown TID was added which included all of the same properties as TID 16, but added several more properties around the SC Johnson campus. The TID 16 plan originally intended closure of this district in 2035 and closure is recommended now as duplicative districts are not needed. Any remaining funds would be returned to the affected taxing districts (Racine Unified School District, Gateway Technical College, Racine County, and the City of Racine) as required by State Statute.

TID 27 was created in 2021 to allow for homeowner repair grants/loans, downpayment assistance, and infrastructure projects in the district. When created, this district was intended for closure in 2043 and is recommended for closure at this time (effective in 2028) to allow for municipal compliance with equalized value in TID's as required by State Statute (see conclusion of memo). Due to proposed changes in the TID 22 and 28 plans, the majority of property owners in TID 27 will still be eligible for homeowner repair/renovation programs despite this district closing.

Conclusion: State Statute requires that no more than 12% of equalized value of the entire City, be within a TID district boundary. When the TID districts are created, compliance with this 12% threshold is required. Due to economic growth and market improvement, values within the varying districts have grown. Creating economic growth is the entire point of creating a TID. The closure of the three TID's outlined in the memo, allow for the City to achieve compliance this 12% equalized value requirement as outlined in State Statute.

STAFF RECOMMENDED ACTION: That the City of Racine Common Council authorizes the closure of TID #10 Southside Industrial Park and the corresponding resolution adopted.

That the City of Racine Common Council authorizes the closure of TID #16 Uptown and the corresponding resolution adopted.

That the City of Racine Common Council authorizes the closure of TID #27 Neighborhood TID and the corresponding resolution adopted.

FISCAL NOTE & BUDGETARY IMPACT: Any remaining funds would be returned to the affected taxing districts (Racine Unified School District, Gateway Technical College, Racine County, and the City of Racine) as required by State Statute.

Taxes collected in the TID area will no longer go to the TID, but 100% of funds will be allocated to the various taxing jurisdictions.