



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: Consideration of an Amendment to Tax Increment District #22 Northside Neighborhood Plan to subtract territory, specify infrastructure projects, allow for projects within ½ mile of the district boundary and allow allocations to Tax Increment District #28 Neighborhood.

Consideration of an Amendment to Tax Increment District #23 Southside Neighborhood Plan to specify infrastructure projects and allow for projects within ½ mile of the district boundary.

Consideration of an Amendment to Tax Increment District #28 Neighborhood Plan to specify infrastructure projects and allow for projects within ½ mile of the district boundary.

Consideration of an Amendment to Tax Increment District #31 Neighborhood Plan to specify infrastructure projects and allow for projects within ½ mile of the district boundary.

Background and Analysis:

TID 22 was created in 2019 to allow for homeowner repair grants/loans, downpayment assistance, and infrastructure projects in the district. The reduction of area (all properties east of Erie Street) is necessary to allow for municipal compliance with equalized value in TID's throughout the City as required by State Statute and corresponds with the closure of TID 10, 16, and 27. Eligible projects within ½ mile would be limited to the territory removed so all original properties in district can continue to enjoy the homeowner repair program. The infrastructure language includes providing funding for a clean sweep program, property acquisition, and redevelopment activities, in addition to infrastructure and public facilities improvements. This district is projected to have seven million in additional revenue over the remaining life of the district, which would be allocated to TID 28 (see TID #28 summary below).

TID 23 was created in 2019 to allow for homeowner repair grants/loans, downpayment assistance, and infrastructure projects in the district. The infrastructure language includes providing funding for a clean sweep program, property acquisition, and redevelopment activities, in addition to infrastructure and public facilities improvements.

TID 28 was created in 2021 to allow for homeowner repair grants/loans, downpayment assistance, and infrastructure projects in the district. The infrastructure language includes providing funding for a clean sweep program, property acquisition, and redevelopment activities, in addition to infrastructure and public facilities improvements. This amendment also contemplates spending of funds within ½ mile of the district boundaries to fund projects under the homeowner repair program for properties in TID 27 as it exists today. With TID 27 closing, this ½ mile provision will ensure the majority of TID 27 property owners can benefit from this program as they do today, despite the expected closure. As such, additional revenue from TID 22, projected to be seven

million dollars over the life of the district, will be allocated to 28 to fund this.

TID 31 was created in 2022 to allow for homeowner repair grants/loans, downpayment assistance, and infrastructure projects in the district. The infrastructure language includes providing funding for a clean sweep program, property acquisition, and redevelopment activities, in addition to infrastructure and public facilities improvements. This amendment also contemplates spending of funds within ½ mile of the district boundaries to help fund a project which would create 34 detached unit dwellings at 5120 Byrd Avenue.

Conclusion: These amendments to neighborhood TIDS are expected to better define what infrastructure is, the exact scenario(s) for when funds could be expended outside the district and clarifies the City of Racine Community Development Authority (CDA) as the entity tasked with the implementation of the programs in Section 5 of all the plan documents.

STAFF RECOMMENDED ACTION: That the plan amendment for TID 22 be approved as drafted and the corresponding resolution adopted.

That the plan amendment for TID 23 be approved as drafted and the corresponding resolution adopted.

That the plan amendment for TID 28 be approved as drafted and the corresponding resolution adopted.

That the plan amendment for TID 31 be approved as drafted and the corresponding resolution adopted.

FISCAL NOTE & BUDGETARY IMPACT: These plan amendments do not alter taxation methods, rates, or procedures associated with valuation of property. The amendments specify how funds will be used or transferred in accordance with statutory requirements for Tax Increment Districts.