



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. 32 and consideration of an approving resolution

Background and Analysis: TID 32 is proposed for creation to fully realize the objectives of the [Lincoln-King Redevelopment Plan](#) and construction of the Federally Qualified Health Clinic (FQHC) and Community Center. State funding via the Neighborhood Investment Fund Grant (NIFG) along with local American Rescue Plan Act (ARPA) funded the development of the 33 townhomes and two detached unit dwellings. These funds made this project possible and without them, this construction of new dwellings simply would not have occurred.

As a result of this work street surfacing, sidewalks, utilities, and other public amenities should be upgraded to match the quality of the development on the private side of the right-of-way. This TID allows for infrastructure improvements beyond the scope of the original grant applications to occur so the full and complete vision of public investment in TID 32 area can be realized.

Approximately 4.6 million of TID increment over the 27 year life of the district would be directed towards homeowner repair/renovation, downpayment assistance, property acquisition, and redevelopment activities. An additional 4.2 million of TID increment would be dedicated towards public infrastructure, ensuring the quality and appearance of the public infrastructure matches that of the new construction in this area.

STAFF RECOMMENDED ACTION: That the resolution establishing the boundaries and approving the project plan creating Tax Incremental District No. 32 be approved.

FISCAL NOTE & BUDGETARY IMPACT: TID No. 32 is projected to generate \$10,721,697 of increment to fund activities identified in the project plan over its life for a period of 27 years