

Written Public Testimony
Plan Commission, Agenda Item #3:
Noel Radomski, 5521 Terre Haute Avenue, Glen Oak Hills Neighborhood
August 8, 2011

- I apologize for not attending tonight's Plan Commission so I could provide verbal comments and answer your questions; however, it is my son's golden birthday (Sam turns 8 on August 8th) and we have a date at the city's official birthday restaurant: The Nitty Gritty.
- If you read your email you may have noticed that I purposely included you in a series of emails on the proposed Tax Incremental Financing District #41 (University Crossing).
- I am concerned not only with the speed by which Alder Clear and Joe Gromacki, TIF Coordinator, are advancing the TID #41, but I am also very concerned with the lack of information associated with the TID #41 parcel evaluations conducted by MSA Professional Services, Inc.
- As required by statute 66.1105(2)(ae), MSA evaluated 17 parcels and scored them using a scoring tool developed to standardize the evaluation process.
- MSA concluded that the area evaluated for blight (approximately 29 acres), 55.56% of the area (approximately 16.4 acres) has been determined by the study to be blighted. A blight TIF requires that 50% of the area of the proposed district must be blighted.
- I did not receive the TID 42 Parcel Evaluation Forms document—which was prepared by MSA on May 24, 2011—until 3:29 pm, today (August 8, 2011), and my cursory review of the document identifies significant problems, concerns and questions with the evaluation and count of blight for each parcel.
- After reading every parcel evaluation I discovered many questionable rankings and if you objectively analyze each entry then the conclusion can easily be determined that there the district does NOT include at least 50% of the area of the proposed district being designated as blighted.
- To make matters even more questionable, at 5:15 pm, I contacted the owner of one of the parcels and he did not receive a copy of his parcel evaluation. After I read him the count and comments for every item he was visibly upset that he was not provided a copy to question the outcome.
- There are numerous examples in a majority of the parcels evaluated by MSA in which a reasonable reading of MSA's evaluation when they scored items a "0 out of 20" boggle the mind.
 - For example, on one parcel, out of 20 points MSA scored a 0 out of 20 for "weeds, landscaping needs attention" on a parcel which is occupied and attractive to a lay person.
 - Another parcel received 9 points out of 30 points because MSA identified a minor structure on the parcel as vacant.
 - There are numerous examples such as these two, but a careful review by the Plan Commissioners will find many others which are very concerning.

- Further, MSA made several subjective determinations which impacted the count for every parcel, which could go the other direction, thus leading to the blight area being far below the 50% threshold.
 - For example, MSA determined that as a result of five years of police calls—which experienced fewer calls on a per acre basis than the city as a whole—they still REDUCED by one point for each parcel.
- Finally, as Plan Commissions you need to be aware that the TID #41 application and the proposed GDP-SIP application includes substantial gaps in information, which will confound your approval making process.
 - The developer has yet to complete and turn in the TA, which the City's TE will review and then provide recommendations.
 - The neighborhood associations (Spring Harbor Neighborhood, Glen Oak Hills, and University Hill Farms) have provided numerous requests for environmental, traffic, transit, and TID issues, which have yet to be provided.
 - At the last neighborhoods' public meeting with representatives of University Crossing the developer informed the public that no further public meetings with the neighborhoods will be scheduled. We were invited to attend the city commissions and committee meetings, and the city council meeting, if we wanted to discuss the GDP-SIP application and the creation of TID #41.
- Thank you.