

Jeffrey R Turner

Owner of Three Midas Auto repair shops in Madison, one of them is at 5201 University Ave. Also I live in Indian Hills at 5106 Minocqua Crescent.

I have been a manager in different automotive business for over 40 years, for the last 6 years and 8 months the owner of a Midas franchisee. I have been involved in building several Jiffy Lubes from the ground up included doing clean up at an ex gas station before we could build on site. I am familiar with presenting cases before city councils, urban commissions and other commissions to get public approval before building or remodeling a site.

I am opposed to the proposed TIF district # 41.

I have five problems with the proposed district.

1. The state says there about ten things that should be considered when looking at making a TIF, the very first is the "but for" test. In other words would the developer be able to do the project without TIF money. First Erdman and then Krupp have stated they need public funds or the project will not get done. Is this a true statement? I don't think so, because Erdman has been buying businesses on this corner for several years. First the motel, then Open Pantry, and finally the Irish waters. If money is such an issue how could they pay top dollar for a company and then immediately close those business and let the property sit idle for years. So I question this project based on "but for" test the planning commission is to use.
2. This brings up a private developer turning an area into a blighted area and then asking for public money to improve their property. I don't think public money should be used as a reward to someone who has been putting people out of work.
3. Another test is how many and what kind of jobs will this create? Krupp said they are hoping 700 to 800 people will be employed at University Crossing when it is done. That sounds great, but when you look at the fact these are not new clinics but moving existing clinics to this site. So most of these jobs will not be new but existing jobs. The rest will be retail and hotel employees which typically are lower paying jobs.
4. The project plan for TIF district #41 (dated July 14, 2011) on page 8 and 9 list the recommended land use and development intensity. The recommended building heights is 2 to 4 stories, proposed University crossing project list 4 to 6 stories. Gross square footage should not exceed 10,000 square feet but yet the first proposed building is 60,000 square feet. The residential densities should be compatible with the scale and character of the neighborhood. University crossing will but up against Craig Ave which is all single story houses not apartment buildings.
5. The Spring Harbor Neighborhood plan adopted in November 2006 (which is included in the above sited plan) recommendation #25 is to encourage retention of existing business in sites 1 and 2.as redevelopment occurs. How is this happening when Erdman has bought and closed existing businesses since then for this project?