

From: Eric Patterson
Sent: Friday, January 08, 2016 9:16 PM
To: Ethington, Ruth
Subject: Plan Commission Document

Ruth-

Good evening. I would like to submit comments/questions regarding the proposed project at Fayette & Lake Point/Broadway. I had reached out to Alder Sheri but have not received clarification for a few of these. Please share with the commission in preparation for Monday's(1/11/16) meeting as I cannot attend.

My family and I moved Madison in the summer of 2014 into this district. We were unfamiliar with the neighborhoods history and have now embraced it and support its development. However, I feel as though very little has been made publicly available or clearly defined on what a TIF is, why it was developed, how monies are to be used, and what the potential impacts are on the community.

Upon investigation of TIF's I have learned enough to be concerned and hope that the commission can address these concerns.

1. Project goals. The city of Madison has 9 goals for TIF's. Among those are
 - "encouraging adaptive reuse of obsolete, or deteriorating property"
 - "assisting in revitalization of deteriorated buildings"

I agree that something needs to be done to improve the current community center however, I have questions & concerns about adding additional subsidized housing. Including:

- what is the current occupancy rate of the subsidized housing units that are currently available in this district?
- are any of them "deteriorating"?
- are any of those buildings in need of "revitalizing?"

2. TIFs: It is incumbent on the commission, and the Alder, to help the community understand all the impacts of TIF funding, how they are created, why, and what can come of monies that are not spent?

TIF districts were developed to help "blighted" communities and spark investor/developer interest. At the creation of a TIF district, the tax base is frozen and the incremental RE tax revenue is transferred into a separate "fund"- the TIF. Some consider this like a credit card, spend money on a project now and pay it back later using TIF money which was the result of rising RE tax base. However, NONE of the incremental monies are allocated to the taxing districts(schools, parks, library's, etc), only back into the TIF. Therefore, those taxing bodies struggle because they are being asked to do more(more students, people using their services) with the same amount of funding. If the initial projects were paid for, why wasn't the district closed?

Typically, when a TIF is closed, the district surrenders the remaining money to the county and the county is "supposed to" disperse those monies back to the taxing districts from which the money came from. Right? By not closing the district, the taxing bodies (schools, parks, library, etc) lose and are therefore harmed by the TIF.

My kids attend Glendale Elementary. Glendale hasn't received the best scores, in comparison to area schools, likely because they are being forced to do more with less. The building doesn't have air conditioning to rely on on hot days. My son is trying to learn in an environment with sweat dripping off of his, his classmates and his teachers heads. Many times, the kids fall asleep because its so hot. Our schools, our kids, deserve more.

What about the police & fire departments?

3. Housing:

- I disagree that there is a "need" for additional subsidized housing. No data has been brought to my attention regarding the current occupancy of subsidized housing in the district?

- the additional influx of more residents into the community will put an unneeded strain on the neighborhood. The housing that is proposed includes multi-bedroom units. Meaning more children outside on already over crowded streets with nowhere to safely play or ride their bikes.

- All of the school aged students need their education but none of the schools will be receiving additional funds to compensate on the additional students.

4. Community Center? Can't the money be used for improvement on buildings already in the area, the community center alone?

- I agree that something needs to be done to improve that center but also believe that it should be a free standing center without residence's under the same roof. I feel that biggest benefit from the proposed community center would be the people living in such a building

5. Parking:

- there is already a parking issue in the area. Due to the amount of cars currently using street parking, and the amount of young children living in the area, it is not a safe environment for them to play, ride bikes, or gather. During winter months, plows cannot fully clear the road due to the number of vehicles parked along the road turning Lake Point, at times, into a one lane road.

6. Developers: Each developer, including Moving Out, has a vested interest. My feeling is that they propose subsidized house for a couple reasons. One being that they are guaranteed a steady flow residents, and on time payment of rent through government channels. There are other options for developers to get funding for housing projects, Banks. Private money is available to them and interest rates continue to be at historic lows.

Please share my thoughts with the commission and respond. My apologies for not being able to attend Monday evening. My hope is that our neighbors can come to a compromise on what the neighborhood really "needs" versus what the developer is willing to offer.

A concerned neighbor.

Eric Patterson

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