

From: [Kathryn Pensack](#)
To: [Plan Commission Comments](#)
Subject: Comment on Item#6 PC meeting 2/22/21 legistar#63899
Date: Sunday, February 21, 2021 5:59:37 PM

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To the members of the Plan Commission,

I am writing neither in support nor opposition of agenda item #6, 2/22/21 amending the TIF Agreement for Capitol Gateway.

My concern is with the use of the TIF program and its pitfalls. TIF money is often an aid to private businesses and this can be damaging to city finances, reducing funds for schools, libraries, police, city offices etc.

I read in legistar that Madison's TIF program plans to use 10% of its TIF funds for "affordable housing". The budget dispersal sheet for this TIF district listed the "affordable housing" line as zero dollars. Perhaps there is a reason that line is empty?

I live a few blocks from the future Public Market and look forward to its opening. Helping this business with TIF bond money does not seem particularly wasteful of scarce resources but it may be. I am trusting that you Commissioners have examined this carefully.

My purpose in writing to you is to ask that you look with sceptical eyes at every TIF dollar given out to private business. Other cities have fallen victim to mismanagement. San Francisco eliminated their entire TIF program and the city finances greatly improved dramatically with the return to their budget of all the TIF money being drained from property taxes every year.

Madison's budget is tight and every dollar is needed.

Thank you for your time. I hope you will be inspired to increase your vigilance on the TIF budgets, especially after this pandemic and social unrest. I also hope that you will ensure that affordable housing, and environmental upgrades like solar panels and heat exchangers will be prioritized for TIF money. These are things that have significant benefits for the whole city.

Yours,

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