

Re: [HOWARD-CITIZEN] Analysis of TIF Conducted for County Council

C cwertman@aol.com
 Yesterday, 11:11 AM
 HOWARD-CITIZEN@yahoogroups.com; CouncilMail; Kittleman, Allan

Reply all |

Downtown Columbia Legislation

I would remind Barbara and others that "paying their fair share" is a matter of following the law and paying exactly what is required but no more. If they are using various statutes to reduce their liability, then they are paying their "fair share" according to the law, regardless of what you or I or anyone else may believe they should pay.

In the same manner, I would assume you and I apply all possible deductions to our personal taxes (interest on home mortgages, child care, etc) to reduce our total tax liability. Businesses (and corporations) also apply those deductions and has been noted by various personalities on TV over the weekend, they have a fiduciary responsibility to their owners/stockholders to do so.

If you don't want to "subsidize" this or any other corporation, my recommendation would be to consult/urge your congressional representative to change the tax codes.

Now somehow, you have wrapped these federal tax codes with the issue of the TIF which I am having a hard time following but I am sure you will explain it to us.

Thanks.

Chris Wertman

-----Original Message-----

From: Barbara Russell babsrussell@comcast.net [HOWARD-CITIZEN] <HOWARD-CITIZEN@yahoogroups.com>
 To: HOWARD-CITIZEN <HOWARD-CITIZEN@yahoogroups.com>
 Cc: CouncilMail <councilmail@howardcountymd.gov>; Allan Kittleman <akittleman@howardcountymd.gov>
 Sent: Mon, Oct 3, 2016 8:33 am
 Subject: Re: [HOWARD-CITIZEN] Analysis of TIF Conducted for County Council

~~-----Original Message-----
 From: Chris Wertman <cwertman@aol.com>
 To: HOWARD-CITIZEN <HOWARD-CITIZEN@yahoogroups.com>
 Subject: Re: [HOWARD-CITIZEN] Analysis of TIF Conducted for County Council~~

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downtown proposal

Jennifer <jennifer.feldman1@verizon.net>

Reply all |

Thu 9/29, 8:01 AM
CouncilMail

Good morning,

I'm very concerned about the number of units proposed for the downtown development. The Wilde Lake MS is just being finished and will already be over capacity. That is unacceptable! People are so proud of Columbia being on the list of best places to live but the over-building that's going on is destroying the very reason it's on the list. Please rethink the planning for downtown.

Sincerely,

Jennifer Feldman

Clemens Crossing Elem, WLMS, AHS.

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Stop development in Howard county

CR 

cerella rainey <carpediem366@hotmail.com>

Wed 9/28, 10:53 AM

CouncilMail

Reply all |

Hello I am a Columbia resident/ home owner at 6269 Branch Beech in Hickory Ridge. Please halt the development at our community center and at the Merriweather. I don't think we will be number one anymore

Cerella

Reply all | Delete Junk |

TIF

Barb Krupiarz <barbkrup@verizon.net>

Reply all |

Tue 9/27, 8:46 AM
CouncilMail; Kittleman, Allan

Dear Council members,

I am writing to ask you to oppose the plan for tax increment financing from the County Executive and Howard Hughes Corporation. I have often supported initiatives by our County Executive, but the TIF is not right for citizens of Howard County. As a Democrat, I voted for Allen Kittleman due to development issues and overcrowding in our schools. I appreciated his focus on increasing commercial properties to help our tax base instead of out of control (in my opinion) residential development. However, this plan does not help our tax base at all.


I have strong concerns about this sweetheart deal for a developer to the detriment of taxpayers and our children. I am concerned about the loss of state revenue for schools with this plan with the decrease in tax revenue for the downtown Columbia area. At a time when our school board is increasing class sizes and cutting materials of instruction for teachers, the last thing we need is a decrease in state funds for schools. I also don't believe Columbia, MD is a blighted area in need of incentives for builders to be interested. With our tax dollars needed now more than ever to help historic Ellicott City, it is not the time to reduce a tax burden on a builder (for 40 years!) who many in our community believe has too many deals already (such as fees in lieu of building affordable housing and counting county property as part of their affordable housing numbers.)

Thank you for your thoughtful consideration.

Barb Krupiarz
7834 Rockburn Dr.
Ellicott City, MD 21043

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Time to show your muscle

LW  LINDA Wengel <lwengel@msn.com>
Mon 9/26, 7:45 PM
CouncilMail

Reply all |

What about their "donation" of land for the fire station? Only if they get everything they want. They are masterful at how they have plotted this whole thing. Come on Council, don't let HHC call all the shots. Show your resolve. Represent your constituents. Thanks to Delegates Fox and Ball for exposing this. Carry on.

Sent from my iPad

Fwd: School study

CF 

Cynthia Fikes <fikesfavors@gmail.com>

Mon 9/26, 5:35 PM

WLMS PTSA Board <wlmsptsaboard@gotigersharks.com>; +4 more

Reply all |

Updated Yields for Metr...

129 KB


Download


Sharon,

Here are the latest HCPSS School Study Numbers regarding estimated student population impacts from the Downtown Columbia Plan.

At 5500 units (Terrasa Plan), we are looking at an additional 138 students at the Middle School Level. At 6400 units (Administration Plan), WLMS is slated to receive an estimated 160 new students. That influx puts WLMS beyond the max capacity for our new school.

This chart is directly from the attached document.

 Inline image 2

 Inline image 1

If anyone has an opinion about this, the County Council is taking final written/email testimony. They vote on Thursday, 09/29/2016.

EMAIL: councilmail@howardcountymd.gov

The Council is copied on this email.

Cynthia



Howard County

Memorandum

DEPARTMENT OF PLANNING AND ZONING

To: Howard County Council, Carl Delorenzo
From: Jeff Bronow, Chief of Research Division, DPZ
Date: September 22, 2016
Subject: Updated Student Yield Information

The table below was provided in a memo dated July 25, 2016 during a previous County Council work session. It shows the number of students and resulting yield rates in the Metropolitan as of the end of the last school year.

Student Yield from the Metropolitan in Downtown Columbia

Total Apartment Units:	380	
	Students	Yield
Elementary Students	5	0.0132
Middle Students	2	0.0053
High Students	6	0.0158
Total	13	0.0342

Source: HCPSS, May 25, 2016

That memo also indicated that it was likely that more than 13 students from this apartment complex would be attending the HCPSS in the upcoming 2016/2017 school year, as families may have moved in mid-year during the lease-up period and perhaps chose to remain at their existing school, or other reasons. This expectation has been realized as shown in the table below. There are now 21 students attending the HCPSS as of September 19, 2016—9 elementary school students, 2 middle school students and 10 high school students. The Metropolitan is currently 92% leased, which close to the stabilized lease rate of 93% to 95% according to the apartment manager.

Student Yield from the Metropolitan in Downtown Columbia

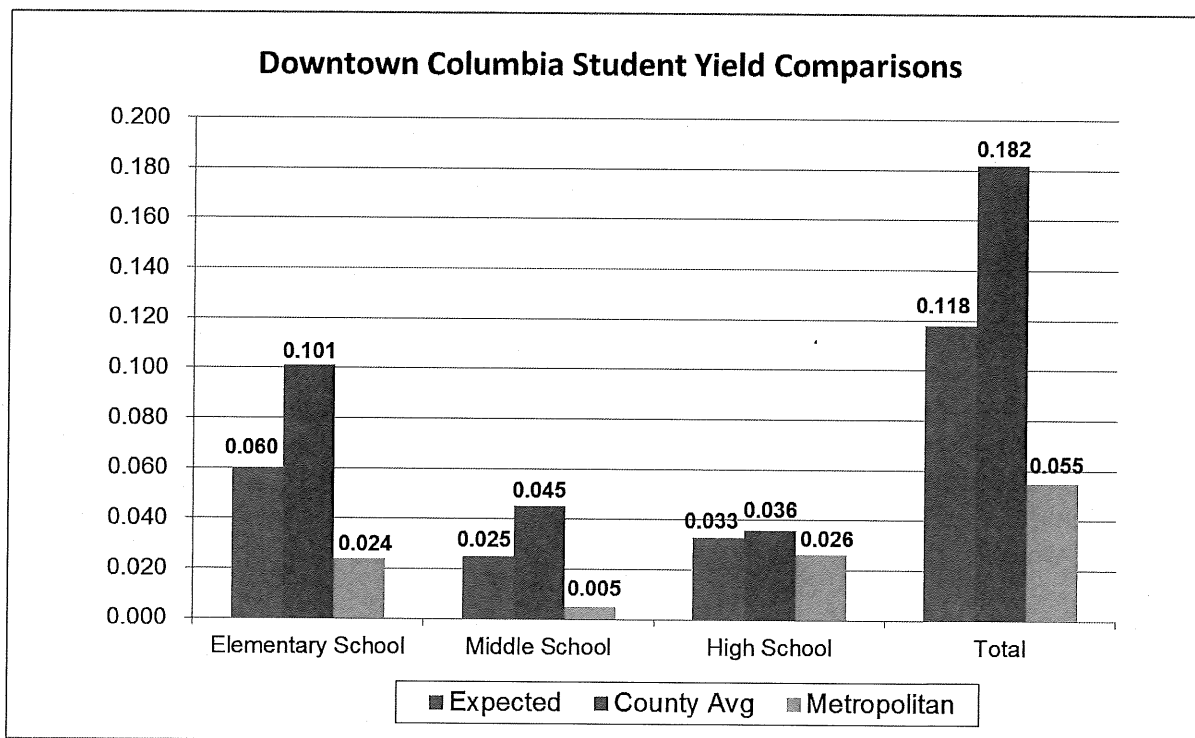
Total Apartment Units:	380	
	Students	Yield
Elementary Students	9	0.0237
Middle Students	2	0.0053
High Students	10	0.0263
Total	21	0.0553

Source: HCPSS, September 19, 2016

The July 25th memo also compared the realized yields from the Metropolitan to the “expected” yields and the countywide average yields for apartments used in MuniCap’s fiscal analysis. (Please refer to the November 2, 2015 memo for more details on yields used in the fiscal study.) An updated yield comparison is summarized in the table and chart below using the latest Metropolitan yields. The current total yield in the Metropolitan for all school levels is .055 students per unit. This is significantly lower—around 2 times lower— than the expected yield used in the fiscal analysis of .118.

	Student Yields		
	Expected (1)	County Avg (2)	Metropolitan (3)
Elementary School	0.060	0.101	0.024
Middle School	0.025	0.045	0.005
High School	0.033	0.036	0.026
Total	0.118	0.182	0.055

- (1) Based on Montgomery County student generation rates for multi-family high-rise units 5-stories or more, 2013 analysis. (rental and condo apts.)
- (2) Based on 2009 to 2014 average Howard Countywide yields from newly constructed multi-family units. (rental and condo apts.)
- (3) From HCPSS attendance records, September 19, 2016




The tables below summarize estimated number of new students that would result from the 5,500 and 6,400 new housing unit scenarios in the entirety of Downtown Columbia based on these yields. It is anticipated that DPZ and HCPSS will use the latest yield information for the update to the school feasibility study as called for in the Downtown Columbia Plan.

	Student Totals - 5,500 units		
	Expected	County Avg	Metropolitan
Elementary School	330	556	132
Middle School	138	248	28
High School	182	198	143
Total Students	649	1,001	303

	Student Totals - 6,400 units		
	Expected	County Avg	Metropolitan
Elementary School	384	646	154
Middle School	160	288	32
High School	211	230	166
Total Students	755	1,165	352

Reply all | Delete Junk |

Fwd: A testimony for Thursday's hearing

DL  Danuki L <dleshchy@gmail.com>
Sun 9/25, 5:42 PM
CouncilMail

Reply all |

----- Forwarded message -----

From: **Danuki L** <dleshchy@gmail.com>
Date: Sun, Sep 25, 2016 at 11:52 AM
Subject: A testimony for Thursday's hearing
To: councilmail@howardcounty.md.gov

Dear County Council members,

Due to my not being able to attend Thursday's hearing on Downtown Columbia Housing and the TIF, I send you a written testimony that I hope will influence your ultimate decision on this matter.

I will keep this short and to the point; all I ask of you is to fulfill your obligations under the social contract. As our government, you are obligated to make fair, just, and reasonable decisions that will benefit the citizenry. Seeing as most of you have reached your term limits, you now can make a decision for the good of the citizens without having to worry about how the decision will affect your campaigning.

If you decide to allow increased downtown housing, you will overcrowd schools like Wilde Lake Middle School (even with its increased capacity), resulting in a decrease in the quality of education that the children living in these new housing developments would receive. Is that a price worth paying to please construction companies like Howard Hughes? No, it is not. Their ability to make profits will not be destroyed if you vote against downtown housing, whereas the education of future citizens can be seriously damaged.

Please, do not finish off your terms as Council Members by making a drastic mistake that will only hurt the people's trust in their government. Vote against increasing housing developments in Downtown Columbia.

Thank you very much for your service to Howard Country.

-Danylo Leshchyshyn

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No TIFs for HHC!! Stop the Raids on Howard County

Carol Galbraith <cjgalbraith@aol.com>

Reply all |

Sun 9/25, 4:54 PM

CouncilMail

Yes to affordable housing, schools, within Rouse Planned COMMUNITY.
No more HHC rip-offs- - No TIFs. No exemptions for HHC, IMP, or MPP.
Complete accountings- all CA and County funds to IAT, MPP, HHC and IMP.
Carol Galbraith, Wilde Lake Village

Sent from my iPad

Reply all | Delete Junk |

Comments on park MPP/TIF and MPP noise pollution - nice email from HHC but full of misguided information from - I expect no less though

MAKBLK <circle5064@verizon.net>

Reply all |

Sun 9/25, 10:53 AM
CouncilMail

NO to park merriweather, despite their cute little blue t-shirts and their thinking that Columbia is on the map because of MPP.

Since HHC is not going to pay for the garage as taxpayers why are we going to be burdened with more money out of our pockets and less to live on for a building most don't want or need or will ever use.

and

NO to making Columbia Town Center look like Crystals City, VA, minus the high paying jobs and easy commute due to a Metro system right under one its buildings and proximity to DC. Lived there when I first moved to the area. I know what I'm talking about.

Number one just because of diversity and good schools already over crowded.

and

YES to revoking the 2013 MPP exempt noise law because right now Columbia is what somebody called it a noise nuisance slum (or something like that) and no apartment dweller in what will become a crowded area full of cement and glass and people will put up with the noise and the rattling windows and walls.

Maria Alvarez
Columbia, MD

Reply all | Delete Junk |

TIF

Michael Glasgow <msglasgow9@icloud.com>

Reply all |

○ Fri 9/23, 4:42 PM
CouncilMail

Dear Members of the Howard County Council,

I have written you previously stating my opposition to the use of Tax Increment Financing to pay for development of downtown Columbia. That simply is not an appropriate mechanism for financing an already well developed community such as Columbia. Yet, while in attendance at the September 22 hearing, I was dismayed at the number of people who spoke in support of TIF focussing heavily on the desire for a parking garage to replace parking lost for Meriweather Post Pavilion due to ongoing construction — one while even pointing out that a look into the future would suggest that such a structure would be obsolete once the desired community development is functioning as planned. I stayed at the hearing until almost 8 p.m. yet heard no one point out that the increased tax base provided by the development would be lost to the community for (as I recall) 40 years! Instead of being available to support the growing need for schools, police, and fire service, that revenue would go directly to the Howard Hughes Development Company and would require significant increases in Howard County taxes to compensate for the loss.

Please vote not to support the TIF.

Sincerely,

Michael Glasgow

Dr. Michael Glasgow
5400 Vantage Point Road, #1016
Columbia, MD 21044

My name is Natalie Mason Gawdiak. 5538 April Journey, Columbia, MD.

Please note: I was present Thursday night at the Howard County Council hearing on the Crescent and TIF proposals but had to leave at the break time--before my name was called to testify-- because I developed a nose bleed (the first of my 74 years) and a headache.

Let me state at the outset that my husband and I wholeheartedly support Ms. Terrassa's alternatives to the Hughes Corporation's. We think Columbia is beautiful as it is and an extremely pleasant place to live in. Our village, for example, is very diverse and "works" very well. We moved to Columbia in 2002 because we loved the atmosphere and convenience of the services and amenities here. When we travel, often other Americans say they know about Columbia and are envious that we live in such a great place. We and others came to Columbia because we wanted to get away from an urban environment—we love Columbia THE WAY IT IS! We don't want to see Columbia any further urbanized, and we don't feel it needs to be "revitalized." Why do you think Columbia has been given the award it has earned? BECAUSE PEOPLE RECOGNIZE IT IS GREAT AS IT IS NOW!

We are private citizens with no connections or financial influence on what is decided for the future of Columbia, but we want to register our great sadness, anger, and disgust at the plans that the Howard Hughes Corporation has for our town. **And the idea of the TIF is obscene!!** Here is little Columbia—low hanging fruit for the giant Hughes people to bamboozle!

Infrastructure and parking: Last year when I tried to get home from the Mall to our house—normally a 5-minute trip—it took me 45 minutes because a concert was getting out. I have nothing against concerts, but this type of frustrating traffic jam will be our DAILY experience despite the promised road expansion. NOTE TOO, please, that the gentleman who spoke last night about advances in the kinds of transportation that the future will bring certainly needs to be heeded. Get advice from NASA about this—they are working on the same issue of ground as well as space transportation—before we invest in soon-to-be obsolete parking structures...

Vertical housing: James Rouse must be turning over in his grave—he got Columbia right, and we are about to see the Hughes Corporation get it wrong—not for themselves—but for us who live here. The Hughes people will ruin our town—dump huge vertical sunblocking towers on us, take the money and run. We lived in Newark, New Jersey, for a while and we know what those huge towers are like—they called them "the projects" in those days. . Ms. Sigaty said she wants to know "what people care about," well, we care about Columbia mostly the way it is now—and we while we know there needs to be more affordable housing, we detest the idea of skyscraping behemoths being built here—monuments to corporate GREED!

The Hughes people will be laughing all the way to the bank—they won't be living in downtown Columbia that they have ruined. The genius of their plan is that while they are destroying our

town, they want US to help pay for it! Kind of like Trump thinks he can strong-arm Mexico into paying for his wall. Now I'm not saying anyone here is being bribed or getting a kick-back or anything, but I just don't see why when we have gotten something right, you want to destroy it!

Yogi Berra, the colorful Yankee catcher of old, once described a restaurant as "so crowded, nobody goes there anymore." This is funny on its face, but it may be people like us may leave this place if it becomes just another pleasant suburb sacrificed to corporate developers' rapaciousness.

Office and Retail: On the other hand, sometimes the best laid plans go awry--our son works in downtown D.C. and when we visited him not long ago, he pointed out how many downtown office buildings are sitting idle. These white elephants are just taking up space—but who is to say the same thing might not happen here, after these behemoths are built? Some stores like L.L. Bean and others in the Mall have closed because more and more people are shopping online. How careful has Hughes' market research really been?

Aesthetics: I urge anyone who cares about how people should design the places where they live to look up an excellent TED talk by James Howard Kunstler in his "The Ghastly Tragedy of the Suburbs." (http://www.ted.com/talks/james_howard_kunstler_dissects_suburbia)

Professor William Leach of Columbia in his book A Country of Exiles also makes some points worth reading (<http://www.salon.com/1999/04/22/leach>). Leach has noted that "the past 30 years have seen a greatly accelerated consolidation of consumer culture and unparalleled triumphs of the market over all the bonds of tradition, landscape and memory." Again—Columbia got it right, now this sad trend will turn Columbia into another such victim.

In closing, I want to leave you with this image. I worked for over 30 years in the Law Library of the Library of Congress in Washington. We did legal research reports for Congress on foreign and international law. I found it depressing to realize how often the concept of "international law" was useless because if a big, powerful, wealthy nation does not want to abide by a treaty that it has signed, nothing happens to it—kind of like Russia has been behaving with Ukraine and Syria. I find a parallel here—Columbia had some laws, rules, and regulations that the big powerful Hughes Corporation does not like, so it wants to be excluded from having to abide by them—like not paying the extra 15% to cover the infrastructure that its massive housing will require. I think the Hughes Corporation people, if they get their way, should hope that there is no such thing as an Afterlife.

Testimony of Lisa Markovitz, President The People's Voice
Columbia Downtown Development Hearing 9/22/16

With regard to affordable housing in the proposals, I wanted to compare apples to apples and see how much affordable housing was actually being provided by Howard Hughes, in the plans.

I went to one of the small group sessions with Howard Hughes and went over their details about the affordable housing units provided on their property, about 6%, and then how they come up with 14%. Mr. Fritchett showed us some details in on other properties and how Howard Hughes had a stake, because they gave land, in varying amounts. The real number of what they are providing is indeed more than 6% but not 14% as there are varying amounts of involvement of Howard Hughes on the other properties.

We prefer Council Member Terrasa's 15% requirement for affordable housing because it is what others are required to do, especially with high density and it is spread out more with her plan.

As for the TIF, people are concerned about the balance of the cost to the County and benefit to the developer. Big costs in there are road improvements across a large area, due to the scope of the new development. New development has to pay for its own roads within the project or improvements needed therein or close by. These projects are large, and Howard Hughes has said it cannot afford to take on those expenses and the amenities of a nice development plan without the TIF. We don't believe that an appropriate and timely plan, with necessary amenities, cannot be done by Howard Hughes without the TIF. The large scope of the project, also means it is a large amount of profit as well.

There are many proposed benefits to the developer in the joint proposal, including reduced residential parking, increased density, less affordable housing than required elsewhere, higher allocation allowance in APFO, a long-term legislative halt, and the big County TIF tax money kicking in for infrastructure. What we get for these benefits includes more affordable housing than the 2010 deal, possibly an art center, fire station, maybe faster road improvements, maybe faster amenity and continuity aspects, set asides for a school, a public parking garage, assisting Merriweather and a new library, where the old one is moved to accommodate the new plans; however, those infrastructure improvements, the ones we wouldn't expect the developer to fund, could be paid by the increased tax money to the County without the TIF, and just have Howard Hughes cover what is needed by the development. Also, reducing parking requirements does not automatically equate to less auto usage without a much better transit system in place, it just frustrates people for years.

Many see the profit cap that has been mentioned, on Howard Hughes, as a safety net for too many incentives compared to what they would, could and should do on their own; however, that agreement is not yet made, and I was told it would only apply to sales profits, not rental profits. We are told only a small percentage of this project is set to be sales and not rentals. We do not know how long Howard Hughes would retain ownership.

We struggled with how we felt about this TIF. The last thing we want to see is the density come, and not have the infrastructure improvements made, that, we believe, is the worst-case scenario.

So, the TIF may likely make things happen faster; however, we do not believe the developer would not, could not or should not pay for the infrastructure they are causing to be needed. We do not believe that one of the benefits on the County's side of this deal is that the development will take place. We really need to acknowledge that is happening, it is very profitable, and they are taking little risk in having customers for their units. After all, "we're number one"!!

Compromises will likely have to be made though. There are many issues at hand, and many financial aspects back and forth. Let us not forget that Howard Hughes already had the right to build 5500 units with the ability to pay fees-in-lieu of affordable housing, given in 2010. They are back to the table wanting more density, less residential parking requirements, more allocations, a long-term deal and a TIF to help with the high costs of all the infrastructure needed. That's when the opportunity arose to get affordable units, no fee-in-lieu, and more public parking, and other benefits.

In a perfect world, we would require 15% affordable housing, on their own property, don't have a TIF, cap the density, and they pay for the infrastructure they are causing to be needed; however, we aren't starting from scratch here with their hand out for 6000 units. They already have the 2010 deal. So there does have to be some back and forth, and I figure the Council Members will have compromises to offer, amendments to suggest. Please require the percentage agreed on affordable housing from their own properties, and remove the 40-year halt on changes. That is too big a risk to take and tying hands of future legislators to fix possible problems. I don't fault Howard Hughes for asking for this, but the answer there should be NO.

Regarding the developer agreement, please have the items which Howard Hughes pays for infrastructure cost gaps not realized by the increment funding, include the extras, not just the school and bond financing, but the art center for example, and public parking, and that profit cap? Let's get that done, and include rental and sales profits in the look back, then the public could feel there is more balance and a real safety net regarding the expenditures.

I am confused as to why people believe we can only get the plan we want by giving so much funding from the County. Please safeguard the goodies on both sides.

Good luck!

County Council Special Public Hearing on September 22, 2016, regarding Downtown Housing and TIF Legislative Packages

Members of the County Council, Chairman Ball

Christine Piatko, 11804 Blue February Way, Columbia MD 21044

Testifying FOR Councilwoman Jen Terrasa's proposed legislation

for three reasons: the density, the TIF and our schools:

On the wall behind you is the Howard County seal, depicting our county as a very agricultural area. And here we sit discussing high-rise buildings up to 20 stories tall. Our county is already the fastest-growing county in the state, and we keep allowing more and more development, both in Columbia and in other parts of our county. 5,500 apartments is already a vast number to add to our downtown, filling up not just the new Crescent and the Metropolitan neighborhoods, but later the Lakefront, Symphony Overlook, and various Mall parking lots. Surely this is more than enough. Surely we can find room for our affordable housing within that vast number of 5,500, without having to add "bonus density" of a thousand more apartments, and without putting apartments in undesirable locations like the Banneker Firehouse.

Please consider that no one has moved to Howard County looking for an urban environment. We have two major cities nearby. There are various smaller semi-urban locations nearby too, for those looking for that lifestyle – locations that are adjacent to Metro. We chose Columbia. Many of Columbia's residents choose to live here and raise their families here because of the *suburban* lifestyle. Columbia is a "Goldilocks" kind of place – we have everything we need (from shops to medical care to cultural events to children's activities), but it's not too hard to get there or to park there. Over-development could ruin that balance.

On top of the “bonus density” and the 40-year freeze in the proposed legislative package, we are asked to agree to a TIF— a diversion of new property taxes back to the developer. A friend asked Mr. Fitchett at the Hickory Ridge Village Board Meeting on Aug. 1 why the Howard Hughes Corporation needs public financing for roads, water and sewer in the Crescent Development, when developers normally cover such costs themselves. His answer was that high rises 14-20 stories tall are very expensive to build. But at the Sept. 12 Pre-Submission Meeting of the Area 3 SDP, he presented plans for two very nice 7-story residential buildings which certainly looked quite urban. The new One Merriweather building is 8 stories tall, and it gives the area a very urban feel as well. If 14- to 20-story buildings are too expensive, then perhaps we should stick with 7- or 8-story buildings, avoid this controversial TIF, and we’d still get an urban environment in our downtown for those who find that desirable.

And stating that this TIF is not a tax burden is incorrect. It may not take away current dollars – but it is taking away tax dollar decisions from our future generations.

And speaking of our future generations... My daughter attended, and my son attends, Wilde Lake High School. In all of this development, schools seem to have become an afterthought. Development brings in more new students. Yet the proposed legislation includes an effort to remove APFO protections for schools in Columbia’s downtown area, as if students in those schools were somehow less worthy of adequate educational space than students in other parts of the county. This is particularly reprehensible.

The TIF legislation makes no mention of new schools at all. Mr. Mileski has made a new elementary school a priority for any extra revenue that may come in beyond the amount required for financing costs, but these projected revenues seem optimistic. Dr. Ball evidently called them

“nebulous” in last week’s Work Session. Yet we have no assurance in the legislation that any revenue will go towards schools, or – as Ms. Sigaty pointed out in the same Work Session - that such schools would even be in the Columbia neighborhoods bearing the brunt of all the new density, rather than in other parts of the county. Furthermore, one new elementary school will not be all we need – a new middle school will be needed as well, and Columbia high schools will be overcrowded too. Yet there is no space in the west side of Columbia big enough for a new middle or high school.

Our schools are a major reason why people choose to move to our county. We need to keep making our schools a top priority. We need to stop bringing in so much new development and overwhelming our schools, leaving our children in crowded trailers. And we certainly should not divert taxes away from our schools through this proposed TIF.

Please vote for Councilwoman Terrasa’s proposed legislation, and against the administration’s legislative package, which is a bad deal for our county and for Columbia. This current deal is tipped too far in favor of these particular developers vs. your constituents of Columbia and Howard County.

Thank you.