

Reply all | Delete Junk |

TIF and Affordable Housing

LW

LINDA Wengel <lwengel@msn.com>

Tue 10/11, 3:42 PM

CouncilMail

Reply all |

Since, as I heard today at the work session, an allowable use of TIF is for affordable housing. So why not ask Howard Hughes to include 100 MIHUs in the Crescent TIF. I believe there would be broad community support for including that. Thank you all for the time and effort you are putting into this. Linda Wengel

Sent from my iPad

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FW: Why I oppose the TIF

SK 

Sigaty, Mary Kay

Tue 10/11, 9:24 AM

Feldmark, Jessica; Sayers, Margery

Reply all |

WhyIOpposeTIF.pdf
37 KB

ATT00001.txt
331 bytes

2 attachments (38 KB) Download all

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

From: Patricia Glasgow [<mailto:pgglasgow@icloud.com>]

Sent: Monday, October 10, 2016 8:34 PM

To: Ball, Calvin B; Sigaty, Mary Kay; Weinstein, Jon; Fox, Greg

Subject: Why I oppose the TIF

Patricia Glasgow

5400 Vantage Point Rd #1016

Columbia, MD, 21044

Why I oppose using the TIF in Columbia, Maryland

1. Tax Increment Financing is a tool to attract development to a blighted area. This is NOT a blighted area and we have plenty of developers at work in downtown Columbia. We do not need to subsidize Howard Hughes.
2. The evaluation prepared by TischlerBise (presented to our County Auditor and online at http://cc.howardcountymd.gov/Portals/0/Documents/CouncilMain/Press%20Releases/HowardCo_Final%20Draft.pdf) or at (<http://tinyurl.com/htxj45y>) had numerous negative comments about the methodology used to show how beneficial the TIF would be for Howard County. Their first, on p.2 of the Executive Summary, was "We believe the analyses supporting a project of this magnitude and potential impact to the County should be further vetted and that key assumptions—for example, market values—should align in the market analysis, TIF projections, fiscal and economic impact analysis, and pro forma. **Short of that, inconsistencies should be at least explained.**"
3. At the Wednesday, 10/5, Council Hearing, it was repeatedly pointed out that the Council Members had NOT received the ProForma yet, so lacked the information they needed to make decisions on the TIF.
4. Greg Fitchett, speaking for Howard Hughes Corporation, has repeatedly refused to give information to the Council, saying there was proprietary information contained within. This directly opposes the comment by Carson Bise (representing TischlerBise) that he thought the ProForma was shared with county councils 60% -70% of the time. The representative from MuniCap Inc. said to the Council "If you want the ProForma you should have it!"
5. The TischlerBise analysis mentioned on p.2 that "structured parking" (the apparent motivation for Hughes Corporation's TIF request) "is often financed privately without preventing the financial feasibility of the larger development." Later in that paragraph they said "A more detailed analysis is warranted and could be provided in such a manner that does not compromise the developer's proprietary information."
6. Other negative points (p.3) were that TischlerBise found relatively few data points to derive the average assessed value of various residential unit types in the TIF projections. One (of only four) was located in Annapolis, not even part of the submarket identified in the project's market analysis!
7. The Executive Analysis is well worth reading, and seems to point to a lack of transparency in the presentation of the TIF. Howard Hughes Corporation seems to be asking us to commit \$170 million over a period of 40 years on the basis of a poorly revealed plan that would take money from the public services - schools, police, fire protection - that make Howard County a great place to live. Don't fall for it!

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no on TIF



Phyllis A Cook <phylliscook@verizon.net>

Mon 10/10, 5:17 PM

CouncilMail

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This message was sent with high importance.

Thank you Council Woman Terrasa for standing with PATH and your "vote against" TIF

Member UUCO Owen Brown

Phyllis A Cook

Your Recipe for **SUCCESS**

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Columbia, MD 21044

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Fax: 410-730-7186

C.P: 443-527-2084

Phylliscook@mrjs.com

www.phylliscook.LnF.com

Support for Downtown Columbia TIF

IK

Ian Kennedy <ian.kennedy7@gmail.com>

Mon 10/10, 4:22 PM

CouncilMail

Reply all |

Dear Chairman Ball and Councilmembers,

Thank you for providing ample opportunities for all stakeholders to share their thoughts and input on the proposed tax increment financing legislation for Downtown Columbia and also for your diligence in reviewing this legislation and the community response to it.

I am writing today in response to some questions and concerns I've heard as part of our community conversation about this legislation. In particular, I want to highlight some of the benefits of this legislation that accrue to our community.

As you know, I am a strong supporter of the proposed TIF for many reasons. Most importantly, it reflects the spirit and goals of the Downtown Columbia Master Plan and establishes an essential public-private partnership to accomplish the shared community vision laid out in that plan.

But more critically, I support this TIF because it is an essential component of a permanent parking solution for Merriweather Post Pavilion; furthermore, it completes the puzzle we started working on more than 13 years ago to ensure Merriweather's long-term viability and to elevate its role as the cultural anchor for Howard County and beyond.

I do not advocate for a developer hand-out on any level, but rather I firmly believe in public money for public benefit, something that has at times gotten lost in our discussion about the TIF, a discussion that too often has resorted to the mistaken mindset that what is good for the developer is necessarily bad for the community; a formulation that Columbia's development resoundingly rejects in principle and in practice.

The fact that almost all of the parking in Downtown Columbia is controlled by only two corporations is both restrictive and expensive for Columbia residents and visitors. Public parking is the critical link between a mall-centered suburb and a walkable, urban Downtown. It is also critical to Merriweather, which itself must rely on numerous partners and landowners to make the "art" of parking the venue work.

Moreover, while we all look forward to the venue's potential as a home for expanded civic, cultural, and educational programming, easy, dependable access to public parking Howard County for residents must be part of this future.

I cannot emphasize strongly enough the need to provide a public parking garage to keep one of Columbia's best attractions thriving and to help its Downtown flourish.

This legislation is not about a developer or a give-away. It's about building a dynamic, vibrant city for our children. The TIF represents the shared recognition that building this kind of community is only possible through public-private partnership and collaboration. It is a formula that was included in the master plan and that has been successful in communities throughout the state and country. To be able to accomplish this goal without detracting from general fund dollars is what makes this opportunity both unique and essential.

Please join me in supporting the TIF legislation for Downtown Columbia.

Thank you for your time.

Sincerely,

Ian Kennedy

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A local resident and business owner's testimony on County Administration's Tax Increment Financing (TIF) proposal

HJ Hima Jain <hima@a2zinc.net>
Mon 10/10, 11:54 AM
CouncilMail

Reply all |

Dear Howard County Council Members

I recently became aware of the Tax Increment Financing (TIF) proposal being debated by the council, and wanted to add my voice in favor of the development of the Columbia downtown.

The Downtown Columbia development is mostly a positive development in my own opinion. As a business owner, I welcome the new opportunities. As a former resident and current frequent visitor, I am hoping for improved infrastructure. I definitely enjoy the safer, more vibrant downtown!

Regards

Hima

Hima Jain

Co-Founder

a2z, Inc.

10320 Little Patuxent Parkway, Ste 400

Columbia, MD 21044


Direct: (443) 393-2434


Main: (410) 740-9200

Fax: (410) 740-9201

Email: hima@a2zinc.net

URL: www.a2zinc.net

 The Washington Post
Top Work Places
2014

 Inc 5000

 The Baltimore
Sun Top Work
Places 2014

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Vote No on the TIF

Diane Juray <jurayd1@yahoo.com>

Reply all |

Sun 10/9, 4:44 PM
CouncilMail

Council Members,

I am writing to express my opposition to the TIF being proposed for down town Columbia.

The county council has already given Howard Hughs windfall profits by rezoning land and increasing density. In return, and as part of what Rouse and other developers are required to do, they should build the roads, parking garages and other amenities.

TIFs should be used to help areas that are truly struggling such as the Long Reach Village Center which has laid fallow since the county purchase, or Oakland Mills which has many properties that remain unkempt or vacant too long. I urge you to vote NO on the downtown TIF.

Diane Juray

Reply all | Delete Junk |

Proposed TIF in Howard County

Patricia Glasgow <pgglasgow@icloud.com>

Reply all |

○ Fri 10/7, 6:33 PM
CouncilMail

Dear Council Members,

I am strongly opposed to the use of a TIF in Howard County.

First, it seems ridiculous to consider that the Columbia area could qualify as a "blighted area", which was what a TIF was designed to improve.

Second, the amount of money promised to the TIF over a period of forty years is enormous (\$170 million), and would be likely to lead to increased taxes in the county in order to continue with the level of public services (schools, police, firemen, etc.) we expect in this county.

Third, the Executive Summary provided online and to the County Auditor seemed lukewarm at best, with many concerns expressed regarding the methods used to present a picture of success to the Council

We should not be sacrificing our schools to subsidize an already successful business. Please do not vote in favor of the TIF!

Patricia Glasgow

5400 Vantage Point Rd #1016

Columbia, MD, 21044

Reply all | Delete Junk |

Opposition to a TIF in Howard County

Patricia Glasgow <pgglasgow@icloud.com>

Reply all |

○ Fri 10/7, 5:48 PM
CouncilMail

Dear Council Members:

I am opposed to the use of a TIF in Howard County for a number of reasons. The thought of 40 years with money that amounts to \$170 million going to a developer rather than to our schools, police, and other public needs, is a big one.

The additional financial problem facing several Maryland counties that are using TIFs, the fact that state subsidies for schools are based on the apparent tax income of each county, is another. The TIF would make Howard County appear to be richer than it is, since over \$42 million of taxes every year would be counted as county income, reducing the state money given to support our schools, but though collected would be going to the the developer. That's a double loss for our public services, from state money as well as county taxes.

Another concern was a comment at the Council Meeting this Wednesday, 10/5, made by a representative of MuniCap, a company introduced as having dealt with more TIFs than any other company in the state. He said "The TIF is only to entice them to build, not to subsidize them!" Columbia Maryland is not a place that has had trouble attracting builders, and we certainly don't need to subsidize them!

Please consider the financial aspects of a TIF and the effect on our schools, police, firemen, and other public necessities.

Please vote against the TIF in Howard County.

Sincerely,
Patricia Glasgow
5400 Vantage House Rd. #1016
Columbia, MD, 21044

Reply all | Delete Junk |

Thank you - Financial Justice in Howard County

J
○ jschristianson@comcast.net
Fri 10/7, 4:31 PM
CouncilMail

Reply all |

Dear Council Member Terrasa,
Thank you for standing up against TIF in the continued efforts to be sure that Howard County respects all its residents and economic justice. As a member of PATH, I appreciate your action on this and your on-going service to our county.

BTW - years ago, with the first Obama election campaign, my daughter Hanna worked with you as she was a student at Wilde Lake HS. She is now 25 & working in the field of reproductive justice in Washington. She had a very great impression of your core values then; I've continued to admire the solid work that you have done for Howard County since.

In appreciation,

Jill Christianson
10715 Autumn Splendor Drive
Columbia 20144

Reply all | Delete Junk |

TIF

Ken Schaffer <kschaffer24@gmail.com>

Reply all |

○ Fri 10/7, 8:01 AM
CouncilMail


Thank you, Councilwoman Terrasa, for standing with PATH and standing up against the TIF.

Your vote for the PEOPLE of Howard Co. Is sincerely appreciate, and will be remembered at election time. As will the votes of council members who serve corporate greed.

Ken Schaffer

Reply all | Delete Junk |

kimco development

 Azi Siner <azi@aziandlaura.com>
Thu 10/6, 7:11 PM
CouncilMail

Reply all |

My wife and I want to express our dismay at the proposed plans by Kimco to destroy our current Hickory Ridge Village Center. I believe that the Columbia charter, in order to preserve the character of its neighborhood village centers, forbid the building of dwellings in those areas. Surely a 230-unit apartment building violates this rule and, along with the other changes proposed by Kimco, would completely ruin the character of our village center.

Aside from this, dwellings for 230 families makes this by far the biggest development in the area (Scotts Glen, where we live, has only 69 dwellings). Our area was not build for this kind of influx. On top of this, the village center is zoned New Town which means that any residential building is forbidden. Further, the planned building exceeds the height restriction for this part of Columbia.

We urge you, our board, to reject this plan which would destroy our city center, and severely damage the entire character of the Hickory Ridge area.

Many thanks for your attention

Azi and Laura Siner

Robert 'Azi' Siner
10801 Dundee Drive
Columbia, MD 21044
azi@aziandlaura.com
(scots

Reply all | Delete Junk |

Opposition to TIF

Norman Hazzard <normanhazzard@gmail.com>

Reply all |

Thu 10/6, 5:16 PM

CouncilMail: 'Norman Hazzard' <normanhazzard@gmail.com>

I wish to thank Council Member Jen Terrasa for standing with PATH in opposition to the proposed TIF. Please, all of you, do not approve this TIF action!! Thank you.

Norman D. Hazzard
10764 McGregor Drive
Columbia, MD 21044

Reply all | Delete Junk |

No to TIF

Frank Hazzard <frank@buzzquake.com>

Reply all |

Thu 10/6, 2:39 PM
CouncilMail

"Thank you, Councilwoman Terrasa, for standing with PATH and standing up against the TIF."
-Frank

Frank Hazzard
Content Strategist
Buzzquake Marketing, LLC
443-794-8342 (cell)

Reply all | Delete Junk |

PATH & TIF

Laura Lee Cox <volkmannhomerepair@gmail.com>
Thu 10/6, 1:59 PM
CouncilMail

Reply all |

Dear Concilwoman Terrasa,

Thank you, Councilwoman Terrasa, for standing with PATH and standing up against the TIF.

I appreciate your taking this stand.

Laura Lee Cox

--
VOLKMANN HOME REPAIR

"It's Fixed"

443-878-7748

Email

volkmannhomerepair@gmail.com

Website

www.volkmannhomerepair.com

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Vote against TIF

Arlene Baskin <arlenesdaycare@gmail.com>

Reply all |

Thu 10/6, 11:34 AM

CouncilMail

Good day, I am an Oakland Mills resident and I would like for you to vote against the TIF.

Thank you Jen Terrasa for standing with PATH against the TIF.

Vote your conscience.

Arlene Baskin

Sent from my iPhone

Reply all | Delete Junk |

Thank you

Gail Thompson <gailmthom826@gmail.com>

Reply all |

Thu 10/6, 10:24 AM
CouncilMail

Thank you Councilwoman Terrasa for standing with PATH against the TIF. We do not need to degrade our tax base further while increasing the burden on our infrastructure including schools.

--

Gail Thompson
10736 McGregor Dr., Columbia, MD 21044

Reply all | Delete Junk |

No TIF for Howard Hughes

Tina Horn <TinaHorn_CAE@hotmail.com>

Reply all |

Thu 10/6, 8:43 AM
CouncilMail

Thank you, Councilwoman Terrasa, for standing up against the TIF. Thank you also, Councilman Fox, for noting that the Council does not have sufficient information to make a good decision.

Christine (Tina) Horn
10509 Tolling Clock Way
Columbia MD 21044