

**Re: [HOWARD-CITIZEN] TIF Considerations**

Stu Kohn [stukohn@verizon.net]

**Sent:** Friday, July 22, 2016 9:05 PM

**To:** CouncilMail; Kittleman, Allan; howard-citizen@yahoogroups.com

All,

I believe Paul Verchinski's points below are definitely consideration for our County Council to discuss in their Work Session this Monday, 25 July. If the TIF is passed by the Council then attention should be given for the TIF to be distributed for quality of life issues such as Police, Fire/EMS, and the Hospital. The Howard County Citizens Association (HCCA) testified to this at the legislative hearing on 14 July (see <http://howardcountyhcca.org/member-info/reports-documents-and-testimonies/> for HCCA testimonials) and provided daunting statistics to highlight the issue. Obviously the more we grow in population the more this subject should become a major priority regarding ensuring the infrastructure is more than satisfactory. PlanHoward2030 shows there could be as many as approximately 100,000 additional residents in the County by 2030. Some of these statistics are as follows:

183,000 = 911 calls as reported in the 2014 Howard County Annual Police Report

2015 Howard County General Hospital Statistics

HCGH provided services to more than 220,000 people.

Evaluated and treated 75,880 patients in the Emergency Rooms.

Admitted to or observed in the hospital 23,309 patients.

Performed 11,962 surgeries; of these, 3,686 were performed in the hospital and 8,276 were performed as outpatient procedures.

Delivered 3,596 babies.

Treated 68,638 patients with a wide variety of outpatient services (including laboratory / excluding outpatient surgery).

Provided outreach and wellness programs to more than 40,000 people.

We, HCCA only hope the Council will talk about these major concerns as it is their responsibility to ensure the Safety, Health, and Welfare for their constituents.

Sincerely,

Stu Kohn  
HCCA, President

---

**From:** HOWARD-CITIZEN@yahoogroups.com [mailto:HOWARD-CITIZEN@yahoogroups.com]

**Sent:** Thursday, July 21, 2016 1:05 PM

**To:** HOWARD-CITIZEN@yahoogroups.com

**Subject:** Re: [HOWARD-CITIZEN] TIF Considerations

I particularly agree with Paul's position on getting the signature bridge included.

---

**From:** "Paul Verchinski [verchinski@yahoo.com](mailto:verchinski@yahoo.com) [HOWARD-CITIZEN]" <[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)>  
**To:** yahoogroups <[howard-citizen@yahoogroups.com](mailto:howard-citizen@yahoogroups.com)>  
**Cc:** Paul Verchinski <[verchinski@yahoo.com](mailto:verchinski@yahoo.com)>  
**Sent:** Thursday, July 21, 2016 12:47 PM  
**Subject:** [HOWARD-CITIZEN] TIF Considerations

A TIF is all about bond payback and assumptions for development timing. What the absorption rates on an annual basis for residential, office, and retail in the Downtown is at best an educated guess. A market study of absorption rates for Columbia was jointly done by CA and the County. How does this Market Study square with the absorption rates assumed in the Fiscal Analyses of the TIF? Is it 25%, 50%, or 100% higher?

A recession is overdue (this is the third longest interval since the last recession) and construction is notoriously cyclical. Reason why I got out of construction after the 1973-75 recession. Also the reason why Rouse lost control of Columbia to his financier, Connecticut General Insurance Company, is because projected absorption rates for developed land failed to materialize and Rouse could not service the debt from Conn. General. HH is a \$6.3 Billion corporation and could probably service the debt in a downturn BUT expected property taxes to fund all those goodies like the library would become projects in the distant future.

A TIF should include a signature bridge over US29. (Except for the off ramp signs, Columbia does not exist for those using US 29.) After all, Downtown development is predicated on high use of bicycles, walking, and transi both in the Downtown and from the Villages. . I would even suggest that this TIF should include the plans for Oakland Mills and Long Reach. After all, Downtown development will suck the wind from redevelopment of these older villages for many decades.. Think big if this large TIF is approved and get other quality of life items that are needed to connect east and west Columbia.

---

Posted by: Jervis Dorton <[jervisdorton@yahoo.com](mailto:jervisdorton@yahoo.com)>

NOTE 1: When you choose REPLY, it will go to the entire group.  
To send to one member, enter that address in the TO window.

NOTE 2: HCCA does not take responsibility for the content of messages posted on the listserve; assertions should be verified before placing reliance on them.

▪  
**VISIT YOUR GROUP**

## **Columbia Town Center Development - proposed bills**

Leslie Salgado [cuba\_is\_hope@comcast.net]

**Sent:** Saturday, July 23, 2016 12:44 PM

**To:** CouncilMail

**Cc:** Terrasa, Jen

Dear members council members:

In the very polarized society in which we live, most of the bills that are being proposed will further exacerbate our own community and increase the gap between the rich and poor. Columbia was built by a dreamer who wanted to see a more egalitarian and diverse society.

Since this vote has not taken place yet, we wanted to let you know that we support Councilmember Jen Terrasa's bill which would require Howard Hughes (the successor to The Rouse Company and General Growth Properties) to provide that 15% of all new housing in Town Center be moderately priced. This is currently required of developers in all other areas of Howard County. We would like to see this bill be made even stronger in the mix of "affordable" housing it would require.

We strongly oppose the other six bills currently before the County Council, particularly the one granting a TIF (Tax Increment Financing) to the developer, Howard Hughes, which is promoting this legislation. Passage of this legislation would bequeath to that developer a huge (roughly \$90 million) gift at the expense of the taxpayers.

We would appreciate your kind response.

Sincerely,

Leslie Salgado, Chair  
Howard County Friends of Latin America  
[www.friendsoflatinamerica.org](http://www.friendsoflatinamerica.org)

## **TIF/ Affordable Housing Downtown**

beengland@comcast.net

**Sent:** Sunday, July 24, 2016 4:51 PM

**To:** CouncilMail

Dear Councilors, I have delayed giving input on the two different plans until hearing directly from John DeWolf and Milton Mathews at a recent HCCA meeting. They gave convincing reasons for supporting the administration's plan but I feel that Jen's plan has more checks and balances to ensure there is affordable housing downtown. Either way I strongly feel there has to be away to hold the developer accountable. Howard Hughes is on a fast tract to bring many quality jobs to downtown, an exciting new district, an upgrade of the lakefront district and a new bridge across Rt. 29. This means a working partnership with HH is critical.

Brian England

11915 Gold Needle Way

Columbia. Md. 21044

Sent from XFINITY Connect Mobile App

**FW: Columbia Downtown**

Sigaty, Mary Kay

**Sent:** Monday, July 25, 2016 12:10 PM**To:** Sayers, Margery

For the legislative file.

---

Mary Kay Sigaty

Howard County Council, District 4

3430 Court House Drive

Ellicott City, MD 21043

(410) 313-2001

**From:** bev fallik [mailto:bevfallik@gmail.com]**Sent:** Monday, July 25, 2016 11:32 AM**To:** Sigaty, Mary Kay**Cc:** bev fallik**Subject:** Columbia Downtown

Dear Councilwoman Sigaty,

I'm writing to express my concern about the continuing (mis) direction of the Council's support of corporate profits vs. the founding principles of Columbia. I've had continuing concerns about the decisions concerning the revitalization of the Columbia downtown area and its subsequent twists and turns.

Most recently, it has come to my attention that the Council is considering reducing affordable housing in the downtown area, and in providing the Hughes Corporation huge tax breaks while burdening residents with the bill. So many of the reasons I moved to Columbia in 1974 are disappearing. I'm all for modernization but this must include attention to housing for moderate income families. Furthermore, the TIF represents a major subsidy to Howard Hughes which will have a negative impact on future funding for maintaining and improving education and other public services and infrastructure. Tax Increment Financing was designed to spur development that would not otherwise happen in blighted areas/ and to deliver a much-

needed common good. This does not apply here. Every time I drive by Broken Land Pkwy and Little Patuxent Pkwy intersection I wonder where the sky went. Aside from the CVS, I have not visited any store in Wilde Lake Village Center. It used to be a wonderful place to have meet people, go to the butcher and cheese shops as well as the giant and cleaners. It is no longer a village center but an apartment complex with a few stores that will soon disappear. Harpers Choice Village center is waning from inattention to the need for infrastructure improvements. Our once stellar schools are now second tier. Columbia is disappearing. Please refocus the council's attention on your constituency's quality of life as envisioned, rather than corporate profits.

Thanks for your consideration,  
Beverlie Fallik  
5132 Eliots Oak Rd.  
Columbia MD 21044

**FW: District 4 Community Notes - Wednesday, July 20, 2016**

Sigaty, Mary Kay

**Sent:** Monday, July 25, 2016 12:12 PM

**To:** Sayers, Margery

For the legislative file.

—

Mary Kay Sigaty

Howard County Council, District 4

3430 Court House Drive

Ellicott City, MD 21043

(410) 313-2001

---

**From:** Leslie Glassberg [mailto:[leslie@chilladv.com](mailto:leslie@chilladv.com)]

**Sent:** Monday, July 25, 2016 9:41 AM

**To:** Sigaty, Mary Kay

**Subject:** RE: District 4 Community Notes - Wednesday, July 20, 2016

Please try to remember our citizens who need affordable housing when it comes to voting against a tax bill that makes no sense for Howard County and ColuOmbia.

Leslie Glasberg

---

**From:** Sigaty, Mary Kay [mailto:[mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov)]

**Sent:** Wednesday, July 20, 2016 11:11 AM

**To:** Sigaty, Mary Kay

**Cc:** Clay, Mary

**Subject:** District 4 Community Notes - Wednesday, July 20, 2016

Good morning,

Please see this week's edition of the District 4 Community Notes.

Thanks.....MK

—

Mary Kay Sigaty

Howard County Council

District 4

3430 Court House Drive

Ellicott City, MD 21043

410-313-2001

*If you receive this newsletter in a forwarded email and you would like to receive it directly, please email me at [mksigaty@howardcountymd.gov](mailto:mksigaty@howardcountymd.gov).*

*Please let me know if you no longer wish to receive this type of information and I will remove you from the distribution list.*

## **FW: I Support the TIF**

Fox, Greg

**Sent:** Monday, July 25, 2016 4:15 PM

**To:** Sayers, Margery

---

**From:** lochlann boyle [mailto:lochlannboyle@hotmail.com]

**Sent:** Friday, July 22, 2016 3:59 PM

**To:** Fox, Greg

**Cc:** Kathy Boyle GMail

**Subject:** I Support the TIF

Hi Greg:

I wanted to reach out to you to voice my support for the TIF. While I don't think the TIF is ideal, I am anxious to see development get underway in downtown Columbia and the TIF appears to be the best mechanisms to accomplish such development.

Currently downtown Columbia comprises a mall and a few lakefront restaurants. Malls have been in decline across the country for years and if the Columbia Mall were to experience a similar decline, downtown Columbia would be in serious trouble. I have watched with excitement as downtown Columbia has begun to develop in recent years - the Downtown Columbia Pathway is fantastic (and I hope it expands) as is the Chrysalis and new Whole Foods. I believe developing the Crescent is essential to the long term viability of Columbia and I believe the TIF can spur this development along.

Thank you for the opportunity to voice my concerns and I hope you will support the TIF.

Sincerely,

Lochlann Boyle  
Columbia, MD



## **ABSOLUTELY NO TIF for Howard Hughes**

Bob Coburn [rwcoburn@hotmail.com]

**Sent:** Tuesday, July 26, 2016 3:26 PM

**To:** CouncilMail

Dear County Council members,

We have lived in Columbia for decades, and are distressed at the economic inequality developing in Columbia and Howard County.

We strongly support Councilmember Jen Terrasa's bill, and would require Howard Hughes to provide that **at least** 15% of all new housing in Town Center be moderately priced. This legislation should incorporate a strong concept of "affordable" housing.

We **strongly oppose** the other bills currently before the County Council, particularly the one granting a TIF (Tax Increment Financing) to the developer, Howard Hughes. For decades the Rouse Company assumed all infrastructure and development costs as a cost of doing business, and there is no reason for any entity other than Howard Hughes to assume these costs now.

We encourage the Council to consider first and foremost the interests of the voters who elected you to office, and not the interests of outside organizations, especially those from outside the immediate Columbia area.

Thank you.

Robert Coburn and Frances Lorenzi

**Housing Commission**

LINDA Wengel [lwengel@msn.com]

**Sent:** Wednesday, July 27, 2016 11:15 AM**To:** CouncilMail

I am very supportive of the Toby's development including the housing. I was surprised to see in today's Howard Sun that it will be owned by the Housing Commission. Please consider as you deliberate the affordable housing proposals, that if the Administration's plan goes through, the Housing Commission will be the 2nd or 3rd largest property owner in Downtown, which I find a bit strange. Linda Wengel, writing for myself.

Sent from my iPad

## **Affordable Housingis**

kay\_armstrong-baker@comcast.net

**Sent:** Wednesday, July 27, 2016 12:39 PM

**To:** CouncilMail

John and I support Jan Terrasa's bill for requiring that there be 15% of the new residences in Town Center be affordable housing. Right now teachers, police, firefighters and other occupations can not afford to live in this country because of the high cost of living. The 15% requirement would reflect the whole premise that Columbia was founded on.

Sincerely,

Kay and John Baker

## Opposition to the Proposed TIF , Frank Martin July 28, 2016

Frank Martin [fjmart@aim.com]

Sent: Thursday, July 28, 2016 12:22 PM

To: CouncilMail

Attention Chairman Ball and the Howard County Council:

Why I am opposed to the "proposed" TIF for downtown Columbia.

The Howard Hughes Corporation and their 1% BOD is counting on the Howard County Council to "play along" and approve their boondoggle TIF

Did you ask yourself why?

The answer is why NOT.

Based upon this County Council's previous approvals Howard Hughes assumes that the Council can be duped again.

The Howard County Council (With councilperson Courtney Watson) has already approved 5,500 residential units and untold MILLIONS of Square feet of Commercial development with nothing in return

No "affordable housing" (show me where it is) , no Infrastructure improvements , Nada

More amazingly the "laws" as written provide absolutely No "real" enforcement of anything

Our County Council will Never be accused of being World Class Negotiators

Did you ever wonder who is getting rich off of this deal ?

Look at the Corporate governance of the Howard Hughes Corp and specifically their Board of Directors

<http://investor.howardhughes.com/phoenix.zhtml?c=241177&p=irol-govhighlights>

Who is the Chairman of Howard Hughes Corporation ?

<http://townhall.com/columnists/stevesherman/2016/06/24/bill-ackman--gordon-gekko-in-the-flesh-n2182782>

And now the poor Developer "needs" \$170 Million in TIFs or the project can't possible go forward like it "should"

BUT hold the PRESSES

The UNTOLD STORY is the \$\$\$\$ MILLIONS \$\$\$ of Dollars of General Obligation Bonds that the county TAXPAYERS will get saddled with to replace SCHOOLS, a LIBRARY, a FIREHOUSE, currently "free" Library PARKING to be replaced with costly GARAGES, costly sewer and water Infrastructure Improvements, costly Road improvements ( not including the South Entrance and or route Route 29 improvements that the "state" doesn't even have in its budget).

The TIF Does NOT Even pay for a "Transit Center" which is the LAST part of the development to be built

So this Live, Work, Walk, and Play Downtown is completely devoid of an integrated PUBLIC transportation system until at least 2030

You can't make this stuff up

Remember:

The TIF does NOT pay for a new Elementary school at a cost of over \$30 million

The TIF does not pay for ANY repairs or expansions (aka trailers) to any other schools either.

ZERO \$\$\$

Do you really think that the Wilde Lake middle school needed to be rebuilt? It was done for this new development at the cost of \$\$ MILLIONS \$\$

For the record, If the HCPSS can still use the West Friendship Elementary school , which was built in 1925 then was this "green" school really necessary?

Of course not, it was built for the children moving in 'downtown', where you need lots of money to live, work and play or is it PAY?

The TIF Does NOT pay for a new library at a cost of \$40 MILLION

Ask yourself, Why are we "renovating " the existing library when we are going to tear it down?

More money than brains

The TIF Does NOT pay for the Parking garage that will be needed to park at the NEW library either

Surprise

We have existing parking at the existing Library, but the taxpayers of Howard County will HAVE to pay to build a Parking Garage

The Parking garage will cost over \$20,000 per parking space to build

The cost of this garage will be over \$20 Million dollars

And the list goes on,

The TIF Does NOT pay for a new fire house at a cost of over \$30 Million

\$30 Million

And this County Council thinks it's a good idea to sell the development rights on this property too

**\$100's of \$\$\$ Millions \$\$\$ of dollars of General obligation bonds that the County can NOT afford.**

**Howard County currently has UNFUNDED pension liabilities of over \$856 MILLION dollars \$\$\$\$**

**Read that number again**

**\$856,000,000 in Unfunded liabilities**

**Look it up for yourself, page 113**

HOWARD COUNTY, MARYLAND COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2015

<https://www.howardcountymd.gov/LinkClick.aspx?fileticket=grd4n1OAOtc%3d&portalid=0>

**Ask yourself, How is Howard County going to float another \$200,000,000 in General obligation bonds for the Projected Improvements that the TIF does NOT include?**

**I repeat the TIF does Not INCLUDE, does NOT pay for any of these Improvements.**

**Please also read the Spending Affordability Advisory Committee Report ( Fiscal year 2017)**

<https://www.howardcountymd.gov/LinkClick.aspx?fileticket=62c2LjGAYuY%3d&portalid=0>

Pay close attention to pages 11-13 and the discussion of "debt indicators ".

**The Committee Recommendation: Keeping Bond Authorization at an Affordable Level.**

Come on everyone take your head out of the sand, Wake up, see this ridiculous proposal for what it is

This is the biggest "But For" boondoggle I have ever seen

Our council is getting duped, but why do they care?

They are giving away "other people's money" so "what difference does it make anyway"?

Classic

Sincerely yours

Frank Martin

[fjmart@aol.com](mailto:fjmart@aol.com)