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**Sent:** 7/1/2013 10:56 AM

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**Subject:** Apologies for my absence

Owing to family health issues, it looks like I will not be in attendance at tonight's council meeting. I had hoped to testify against the authorization for TIF 74. My arguments can be boiled down to a few "bullet points," which is all a three minute time constraint would allow anyway. (I note that the last time I opposed a TIF, I was allowed three minutes to rebut Mr. Shafai, who had not yet spoken. He then was accorded 22 minutes to make his case. One hopes that this time around, equal time will be given to both sides, and proponents, who have the burden of proof, will testify before opponents.)

First, as this is a residential TIF, it will place a substantial burden on the city treasury, because municipal services must be provided to residents, with no property tax revenue to offset the costs.

Second, it does not appear that this TIF is truly "incremental" as required by law. It is regrettable that TIF applicants failed to act on parts of their earlier TIF within five years. But their failure to act is their problem (and perhaps their lawyer's opportunity, depending on who is responsible for the mistake), not that of city taxpayers.

Third, other developers are competing in the same general area, without the benefit of a TIF subsidy. Characteristically the City avoids supporting what would certainly be unfair competition.

Fourth, this TIF will give other TIF applications a bad odor. That is why even council members who may never have voted against a prior TIF should vote against this one, as it may jeopardize future meritorious TIFs. (Even so, it is likely that I will raise questions about future TIFs until the council develops a more disciplined and comprehensive approach to their evaluation. Mr. Shafai and I apparently concur on this point, and both of us agreed over lunch last week to volunteer for any efforts to develop a better process.)

Finally, on a personal note, Mr. Lewis has taken strong exception to my characterization of him as a TIF advocate. I consider myself a TIF advocate (under proper circumstances) and did not intend that term as an insult. I apologize for offending Mr. Lewis.

Thank you for your hard work and dedication to our city.

Don Frankenfeld  
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