

Tom Sager's presentation to the Phelps County TIF Commission May 18, 2016

Summary of reasons given at previous meetings to reject the Westside Marketplace TIF

Taxes

Likely loss of Revenue: The Rolla market for building supplies is already saturated. Eavery penny of sales at Menards is a penny less at Lowes or Family Center. Half of sales tax from Menards will go to out of town developer.

TIF forces existing businesses to pay through taxes to bring theoir competitors to Rolla

Giving away tax revenue to private enterprize is just plain wrong.

Blight

TIF area is not blight. It is mostly undeveloped land and blighted only a narrow legalistic sense of the word

Thge Rolla city council declared the entire city blighted when it created the city-wide Enhanced Enterprize Zone in 2009 over strong public objections.

Request for Proposals

The original request for proposals called for the development of the entire 154 acre TIF area. The current proposal has been reduced to only develop 60 acres. This should necessitate a new request for proposals. Perhaps a local developer could do a cheaper and better job of developing a 60 acres tract.

Menards is a bad actor

Menards has been cited by the National Labor Relations Board for serious violations of federal labor law.

Menards has been fined millions for 21 violations of environmental laws in Wisconsin alone.

Menards has a record of challenging local property assessments

Corruption: Menards received 18 million in tax breaks after making political contributions of \$15 million.

Menards is being boycotted

Inviting Menards into yopur community is like inviting a hungry tiger into your home.

Results

If Rolla becomes a "shopping destination" increased expenditures on infrastructure such as police, fire and roads maybe necessary.

If the TIF fails, it could become a real blighted area like so many malls and shopping centers around the nation.

Conclusion:

Just say NO to TIF