

**Riverside Community Workshops 2007**  
**WORKSHOP IV: To TIF or not to TIF?**

42 out of 64 participants responding

02.24.07

**REGARDING THE TIF DOCUMENT:**

- The Goals of TIF are aligned with our Vision + Goals for Riverside
- Projects included for implementation in the TIF are the same as our Project preferences
- The B-2 zoning ordinance + TOD are adequate to control the quality of new buildings
- The process for administering the TIF is clear in the proposal.
- The TIF is needed for economic development to occur.
- The TIF is needed for coordinated development to occur.
- It is appropriate that the Village acts as a developer by acquiring + preparing land for developers.
- The TIF boundary, required to be at least 1.5 acres, is located appropriately.
- The TIF encourages large scale redevelopment projects.
- The TIF allows redevelopment anywhere within its boundaries (except Swan Pond).
- Properties to be acquired under the TIF will be purchased at fair market value.
- "Redevelopment" of Swan Pond means landscape improvements.
- The tuition payments for new students in the TIF area are adequate compensation for schools.

**CHECK ONE**  
**Agree    Not sure    Disagree**

10	11	21
9	11	22
9	10	24
5	14	22
7	8	27
11	10	21
9	9	24
7	16	18
16	8	18
13	11	17
21	10	11
16	20	6
5	11	25

**REGARDING THE TIF IN GENERAL:**

- Other economic development tools were studied as alternatives to the TIF.
- Developers should pay for + reconstruct streetscapes to Village beautification standards.
- It is clear which downtown buildings should be renovated \ restored + which should be replaced.
- Our property taxes will go up faster - with the TIF.

13	16	14
28	10	2
7	6	19
14	16	11

**MY GREATEST CONCERN IS: (See attached comments)**

<b>AS OF TODAY, I EXPECT TO CAST MY VOTE:</b>	<b>TIF REFERENDUM</b>		
	<b>YES</b>	<b>NOT SURE</b>	<b>NO</b>
	10	6	24

No Answer: 2

**COMMENTS ON TIF FROM WORKSHOP IV Session 1:  
MY GREATEST CONCERN IS THAT:**

Riverside does not turn out looking like an Army Base! (too many condos)

We do nothing

Village efforts + progress will be delayed + stalled by excessive time

Rushing too much, but let's do something. Schools hurt too much.

Once again we do nothing + spend more years "studying" what to do

Developers will fail to fully execute plans (Arcade Building)

The downtown area is not growing. Why was the big condo started downtown before the Workshops?

When decisions will be made + will there be movement on the plan \ plans so we may move forward.

Not confident in the administration of any possible TIF

Clear plan for TIF district with other commissions

Ask Trustees: Do you think enough planning has occurred to proceed with TIF?

A plan is needed before any tool or strategy can be considered.

Set limits of eminent domain; determine which buildings would be affected; who determines how we are going to attract entrepreneurs to Riverside?

TIF will not result in new businesses in CBD. We'll just spend money on landscape + sewers, and ignore revenue problem for years.

TOD is not appropriate for Riverside - don't need outsiders in CBD-build Riverside for Riversiders

TOD is optimal for BNSF, but not for Riverside

Big, ugly building; Village legal fees (Kafka)

Giving revenue stream to this Board

Take eminent domain + schools, etc. off the table

No specific plan of what exactly would be done with \$\$\$

Proceeding without comprehensive plan

Given the size and character of our Village, a TIF is inappropriate: small population of which 25-50% (?) live on the perimeter of the Village and don't frequent CBD; no arterial streets to CBD (by design); size of our administrative staff; Lack of TIF expertise; open wallet for consultants/lawyers/accountants; \$20+M to be spend without public oversight. No referendum input decision lies solely with Trustees; A TIF is a backdoor tax increase for the residents - without question. Tax levy divide by EAV= tax rate. For 23 years growth in TIF EAV is excluded from denominator, therefore tax rate goes UP-for every district for 23 years.

Swan Pond needs no changes. It is what it is now. TIF Harlem and Ogden not CBD. Riverside plans (planning) first before TOD implementation. Developers will have final say about their projects. New Village Center [evidence that -2 and TOD are not adequate to control quality of buildings). Other things can be done [for economic development to occur]. Better planning happens w/o TIF. Too many backroom deals. TIF demand changes value [of properties to be acquired]. Leave Pond as is. School expenses going up too fast. [Alternatives to TIF] More is needed. Streetscapes are Village job [not developer's responsibility]. [Which downtown buildings should be renovated or replaced ] - it will also depend on Developers. A higher value Riverside as a whole will require more revenue.