

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

45 of 75 participants

02.27.07

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.

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.

MY GREATEST CONCERN IS: (See attached)

CHECK ONE			
Agree	Not sure	Disagree	Need more Info
10	3	24	1
7	7	27	2
11	5	27	
8	8	26	1
13	1	28	1
11	3	26	1
7	8	28	
10	8	24	1
22	7	11	3
24	9	9	
16	15	10	1
15	11	13	3
9	7	24	2
10	12	18	2
24	11	6	1
7	10	24	2
20	8	12	3

TIF REFERENDUM			
AS OF TODAY, I EXPECT TO CAST MY VOTE:	YES	NOT SURE	NO
	11		34

No Answer: 3

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MY GREATEST CONCERN IS:

TOD being the plan; commitment to a TIF; it seems like there are other tools of "no tools" that would be more appropriate to Riverside; it seems like we are too small and too special to do this TIF; I think that development is important but I am not convinced that a TIF is the tool.

Village Board is looking at "new" money and disregarding specialness of Riverside

The Village is clearly faced with significant budget problems as expenses exceed income. However, I don't understand how using TIF money to improve the infrastructure will alleviate this issue. Also, if our 70 year old sewer system needs an upgrade -- how much more functionality will we gain by doing so; or will an upgrade reduce operating expense. TIF boundaries seems large and include many structures that are unlikely to be developed. I'd like to see a smaller area focused on buildings that are priorities for redevelopment.

If the TIF doesn't allow redevelopment in Swan Pond, then why is the Village including "development" of a Riverwalk, etc.?

High density development; money shifted from schools/village/all taxing bodies to developers; tax rate for all residents absolutely increases for 23 years while TIF incremental EAV is excluded.

Too great density; bastardization of Village involvement of private property and destruction of public lands; if Village needs money to spruce up CBD, raise taxes after use is defined.

We need to do more planning before TIF; a more air tight economic and land use strategy a more balanced stream of revenues - TIF, hotel tax, sales tax, tax credits, etc.

Something needs to be done before it is too late

When developers acquire properties and they follow ordinance to the letter. They will build whatever they want. A TIF "might" influence the façade. TIF or no --developers are coming. We need a carrot to entice what we want from them.

Nothing will be done to address our financial and CBD issues. There has been enough study it is time for decisions.

Use TIF funds to hire an Economic Development Director for three years to jump start the CBD revitalization.