

Tech Ridge CDA comments from SW Mosquito Abatement District

The purpose of public hearings... meet law requirements or receive public input?

I'm Not complaining, just showing a new perspective.

Not all service districts are created equal. We only get revenues from property tax.

Our monies are not used specifically for the land that they are derived from, but everyone receives a shared value.

This seems like a manner of stealing from Peter to pay Paul in order to increase property values and create more revenue for the City in the future. OPM is addictive. It feels great to spend Other People's Money.

This area is Not a blighted area which is the true purpose of Tax Incremental Funding (TIF).

The development hold-up is that it is mostly owned by government entities and not private?

Other taxing entities use this as an excuse to raise their taxes on the citizens now because of budget shortfalls.

Property values increase regardless. The question is how fast do we want them to increase?

Gentrification has not been considered in the analysis.

Why are we using 2008 as the base year for the amendment and not a more recent year?

Captured increase should cover the expanded service needs of our District, but we won't get that for 35 years.

Why 20 and 35 years? The typical CDA has been no longer than ten to 15 years so far. Shouldn't this be three distinct districts with shorter time frames instead of 3 tranches (phases).

Why is this being amended at year 14 instead of becoming a new CDA and ending the old one?

Why don't we get to decide how the money is spent? Shouldn't the board be expanded to have the taxing entities as well?

What is the true benefit to our District? This has still not been shown to us.

Why so many CDA's? We are involved in 5 with St. George, one with Hurricane, and one with Washington City. When is enough, enough?

Are we part of a general Redevelopment agency of St. George or is each CDA supposed to be a separate entity with a separate interlocal agreement? We have yet to see the original interlocal agreement from 2008.

What is the real roll of government? Is this really appropriate? Who is really paying for this? Are there any other means to make this happen besides TIF? Do we really have to be involved?