

Good evening Mayor and members of the Council.

Ron Anderson, 5728 Kemrich Drive

In just a few short days, you will reconvene to vote on the matter at hand, a now 80 million dollar Tax Increment Finance district. The term sheet associated with the proposed district indicates 51 million for Enclave. In addition, the TIF plan presentation to the planning commission references 30 million for “a non-motorized crossing of France”. That seems to me to constitute an assumption of an approval of a future project of that nature. At the very least, it begs the question of how you might opt out of it. I urge you to reconsider this approach.

For that matter, I urge you to reconsider approval of this project in it’s entirety, for the following reasons:

- 1) You will create even more frozen tax capacity. This will continue the prevention of residential property tax relief for necessary police, fire and emergency services. Someone has to pay for these services, and with frozen tax capacity, it falls to the current tax payer.
- 2) Given the failure to close out TIF districts, even after their decertification, makes a strong case for the

continued sequester of millions of dollars of potential tax relief.

3) On September 17th, Councilmember Pierce asked the burning question: “How would no TIF or a significant reduction in TIF impact the site plan that you’ve shown us today?”

I would suggest that the site plan would be smaller, reflective of our zoning ordinances, and design guidelines. A quicker project completion, which would contribute to the tax revenues of the city in real time, which would still be profitable for the development team. This could create less demand on infrastructure as well. That’s called smart development.

As you may know, the City of Edina has seen a 50% increase in TIF districts since 2020. (10 districts to 15). Yet there has been a statewide decline since 2004 in TIF districts, and flat for the last 8 years. We are moving in a direction at odds with both the state and common sense.

In 2 weeks, you will give a final vote. PLEASE VOTE NO.

As always, thank you for your continued service to the city of Edina.

