

From: [Kamron Moore](#)
To: [Kovac, Nik](#); [Bauman, Robert](#); [planadmin](#)
Subject: Proposed Neighborhood Improvement District #2
Date: Monday, September 24, 2012 11:49:38 AM

To: Nik Kovac
From: Kamron Moore
Date: September 24, 2012

RE: Proposed Neighborhood Improvement District #2

I am a condominium owner at 601 E. Ogden Avenue, Unit 304, Milwaukee, Wisconsin 53202 which is located within the proposed NID.

I object to the formation of this NID for these reasons:

- Both Juneau and Cathedral Square Parks are utilized by significantly more citizens than those living within the defined geographical area that includes over 2,000 property owners. It is unfair for these owners to solely bear the responsibility for assuming this responsibility which will increase my already high property tax.
- These parks are owned by Milwaukee County. The County already receives a portion of the property taxes that I pay which are used to improve and maintain the county park system. Adding an additional tax on me is a form of double taxation.
- About 60% of the total assessed valuation of this proposed district is comprised of commercial interests. This means that the commercial business interests will effectively control decisions regarding operations and will hold the power to increase the stated 'cap' on the assessment rate. This will be adverse to the residential property owners. These citizens have voting choices in future elections for aldermen, not the commercial property owners.
- This proposed district's activities WILL NOT INCREASE PROPERTY VALUES. In fact it will have the opposite impact. In the city of Milwaukee, a home valued at 151,000 has a net property tax that is nearly 37% higher than a comparable price home in other cities in Wisconsin! This figure was taken from an article dated September 7, 2012 from JS online. Do you think adding yet another tax will have a positive impact on property values?
- This additional tax on residential property owners will make it harder to sell their properties.
- Low income and retired owners, some of which live on fixed incomes will be negatively impacted as well. Think about the low income renters too. They will see higher rents as the building owner(s) will pass on these greater taxes.
- I am concerned about the level of funding needed for this proposed district. As stated in the operating plan, at least for the first year, \$300,000 will be designated for debt service and \$150,000 for maintenance. How did these figures originate? Will the city or county assume the financial responsibility on their 'books' for these capital improvements? What happens to any remaining debt if the proposed district is terminated in future years? How much of the \$150,000 will represent overhead items such as staffing? Who contracts for

any services provided? Will there be a bid process or will the directors be able to conduct business in any manner they deem best? Will city of Milwaukee or Milwaukee County employees be used or be mandated to be used? Obviously there are many unanswered questions. These questions tell me that the proposed maximum cap rate of \$0.25/\$1,000 of assessed valuation will have to be increased.

- Combine this with an uncertainty over the future level of County funding guarantees to make this 'cap' greater and the management over the 'cap' will be controlled by the commercial property owners.

I do not think that any property owner objects to the concept of what this proposed district wants to accomplish. What could be done is to:

- Form another Business Improvement District that could serve this same purpose. These businesses could recover this added cost through increased volume that would result from more people enjoying these two parks.
- Form a non-profit organization that would have its only purpose to upgrade and improve these two parks. This 501(c)(3) could hold fundraisers where anyone could make tax deductible contributions

Hopefully these items will help you in formulating your decision about this proposed NID.

Thank you.

Kamron Moore
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