

Heather Balsler

From: Don Brown [dbrown@SECONDARYINTERACTIVE.com]
Sent: Friday, October 20, 2006 9:57 AM
To: Heather Balsler; Bob Muckle; Charles Sisk Forward; Dave Clabots; Frost Yarnell; Ronald Sackett Forward; Sheri Marsella
Cc: Sam Light; Julie Boyd; Clair Beckmann; Mayor Chuck Sisk - ofce (E-mail); Michael Reis_home; Michael Reis_work; Rob Lathrop; Robert Tofte; openrecords@ci.louisville.co.us
Subject: RE: Louisville Revitalization Commission (LRC) Cooperation Agreement

To All:

This initial draft seems to be a good start. Thanks.

It seems to me that it may be politically expedient to limit the opportunity to use a Sales Tax TIF on some of the area. There seems to be an objection that the City would get sales tax without the TIF and why should the URA take away from that potential future sale tax. I think reasoning that does not make sense on the Hwy 42 property as we are trying to implement a master plan and encourage "deeper" development earlier that would naturally occur. For example, as I understand it, we want to avoid all East facing, highway oriented development that is likely to occur in the next few years but would make the deeper plan for that area difficult to implement as the train station becomes close enough for developers to invest.

However, the point of foregone sales tax may make sense on the Pow Wow grounds and in downtown. Accordingly, I would suggest that we consider limiting all areas other than the Hwy 42 corridor, the Safeway Shopping Center and the King Soopers shopping center to Property tax TIF only. Additionally, we could say that the Safeway and King Soopers areas would not be subject to a Sales Tax TIF unless there are improvements scheduled for those individual areas and that such improvements are consistent with the comprehensive plan.

I will defer to greater minds as to whether this makes economic sense or, similarly, limits the effectiveness of the LRA too severely. Additionally, I am not clear on where the legal boundaries are and don't want to infringe illegally on the URA's statutory authority. I defer that questions to legal counsel.

Thanks for your consideration and your hard work.

Please do not respond to this email with a reply to all as there is no intent to start a conversation or convene a public meeting. The information is simply an opinion put forth to the group and you can contact me individually if you would like to discuss this further.

10/31/2006

Don

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-----Original Message-----

From: Heather Balsler [mailto:BalslerH@ci.louisville.co.us]

Sent: Friday, October 20, 2006 9:42 AM

To: Bob Muckle; Chuck Sisk; Dave Clabots; Don Brown; Frost Yarnell; Ron Sackett; Sheri Marsella

Cc: Sam Light; Julie Boyd; Clair Beckmann; Mayor Chuck Sisk - ofce (E-mail); Michael Reis_home; Michael Reis_work; Rob Lathrop; Robert Tofte

Subject: Louisville Revitalization Commission (LRC) Cooperation Agreement

Hi all – the Mayor has asked that I forward this draft of a cooperation agreement out to folks. This was prepared by Paul Benedetti (LRC special counsel) and Sam Light and discussed briefly at the October 19 LRC meeting (no direction was given). All materials are available on the LRC web page. There will be additional discussion at the next LRC meeting scheduled tentatively for October 31 at 7:30 AM. If you have comments please forward to me prior to October 25 so I may distribute with the agenda related materials for the meeting on October 31.

Heather Balsler

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10/31/2006

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