


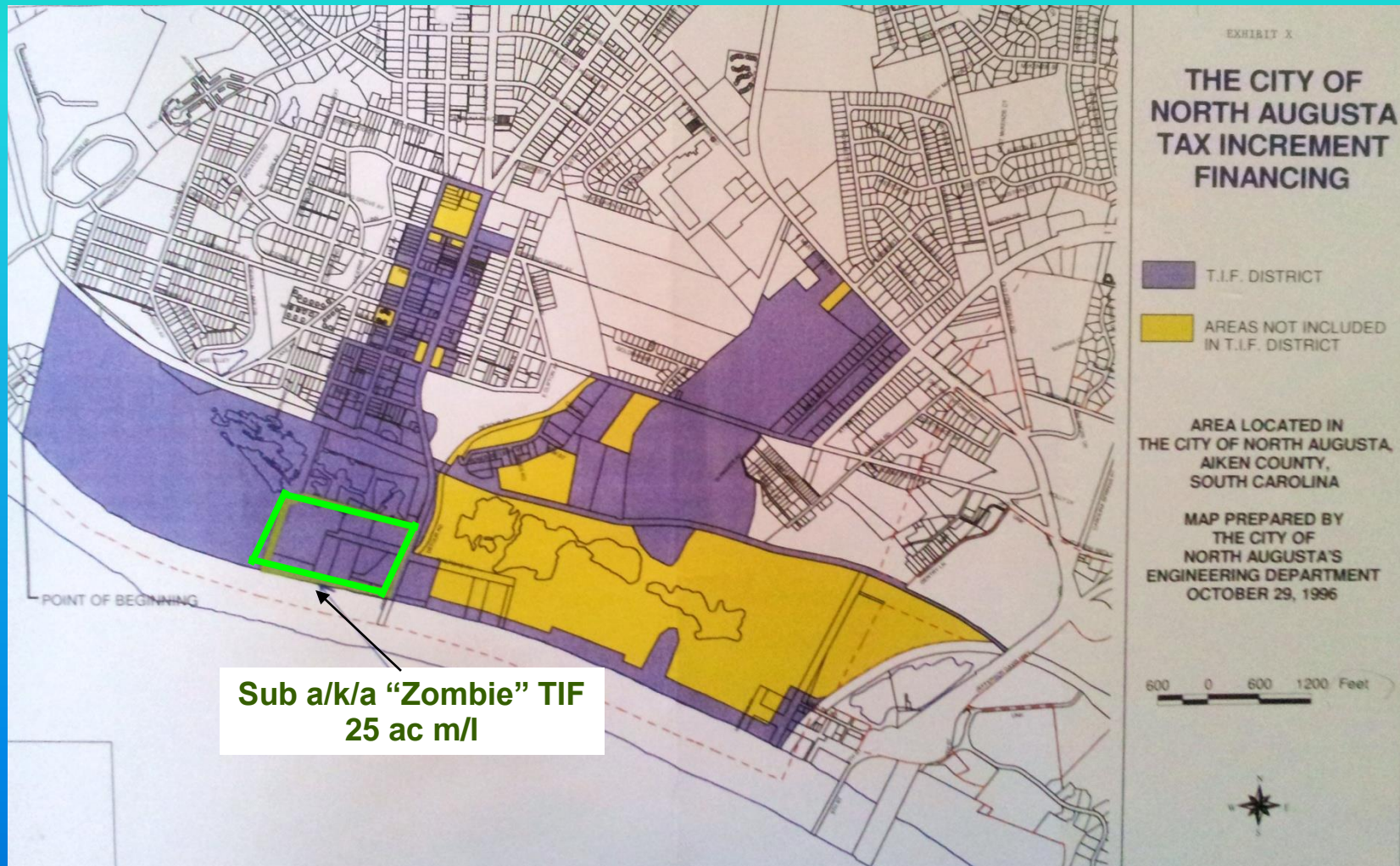
Project Jackson

Vol. IV

- Building without a TIF
- Stick to the Plan 
- Ask the voters – really!



Original TIF Map



ProJack TIF is Contrary to Law

City signed Development Agreement with same Developer for the same property plus 19 more acres on January 8, 2013 which includes:

A comprehensive agreement for 375 residential units, 53,000+ sq. ft. commercial and office space, and YMCA. [See North Augusta Ord. 2012-14]

"City Council believes that the . . . Agreement . . . **is in best interest of the City . . . for the purpose of encouraging residential and commercial development**"

THEREFORE

Claiming this property cannot be developed without a TIF is NOT true!



Development Plans without TIF

B. Development Program and PD Use List:

Ord. 2010-13

1. Source of Development by Phase:

Phase	Acres	Name	Est. Lots	Residential Units per Phase	Commercial Use in Square Feet per Phase	Est. Years
A	54.44	Riverbend	262	345	30,000	2004-2018
B	25.61	Riverfront Center	175	465	100,000	2011-2015
C	1.83	Lake West	1	0	Recreation	2012-2015
D	18.05	Creekside	73	73	5,000	2011-2015
E	18.21	Highlands	TBD*	TBD*	5,000	2015-2021

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Exhibit "D"

Ord. 2012-14

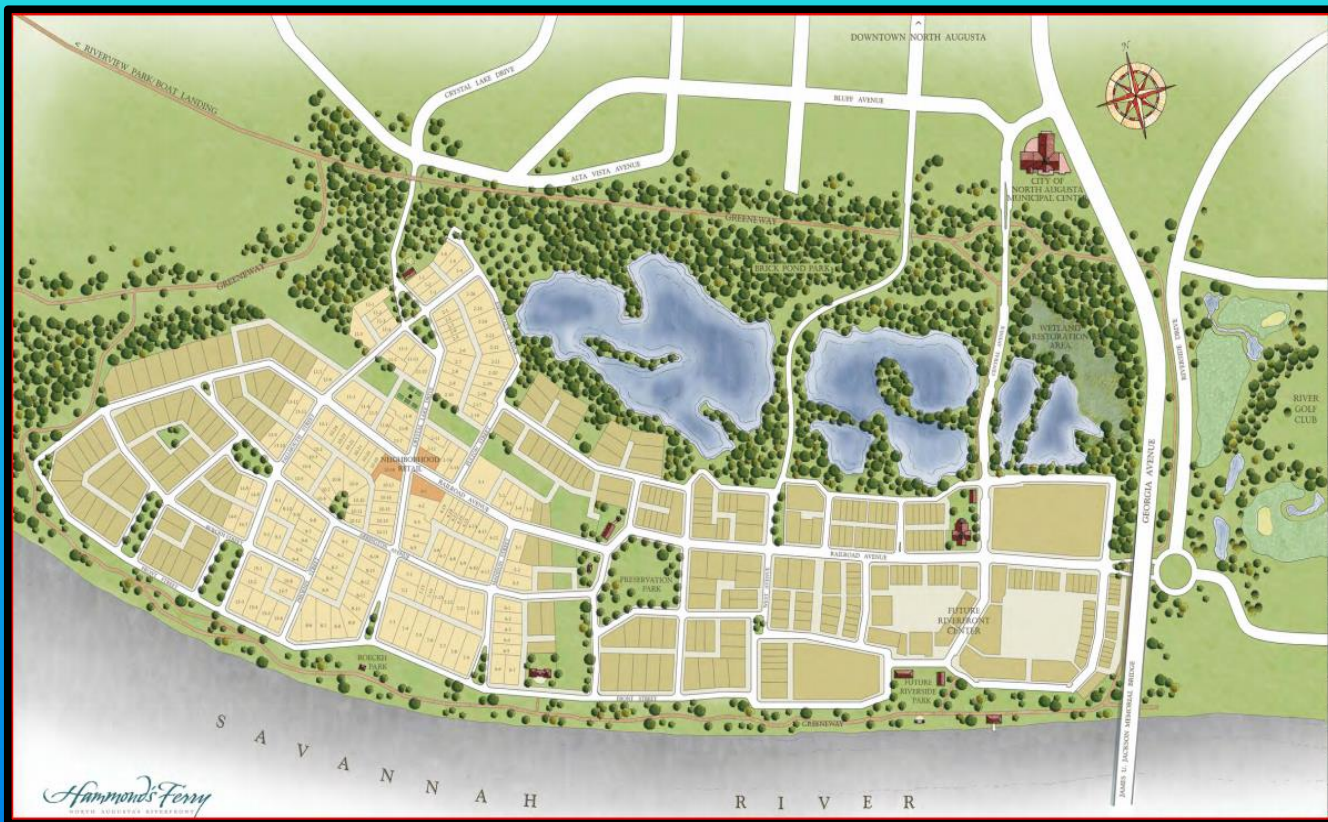
Development Schedule

Phase	Acres	Name	Lots	Residential Units	Commercial SF	Years
A	16.96	Riverbend	95	130	10,000	2013-2020
B	24.87	Riverfront Center	104	337	53,450	2012-2017
C	2.18	Lake West	1	0	Recreation	2013-2020
Totals	44.01	---	200	467	63,450	---

Source: <http://www.northaugusta.net/OnlineServices/DocumentLibrary/tabid/157/Default.aspx> [Ord. 2010-13 and Ord. 2012-14]



The “Blighted” Area



Current View vs. “Jackson” View



Current “**Blighted**” view to River



“Project Jackson” view to River



What are the Numbers?

From the Old TIF – Another 30 years

County pays ---- \$8.9 M

City pays ----- \$19.7M

From the Sub “Zombie” TIF

Schools pay ---- \$14M

County pays ---- \$16.5M

City pays ----- \$16.8M

Total Tax Payout for Stadium, etc. = \$75.8M



Publicly Funded Sports Stadiums Are They Worth It?

- Economic Research – No positive economic impact comes from a new Class A baseball team
- Check this site: [No More Taxes for Stadiums](#)
- No positive impact comes from new minor league stadiums
- Public financing of stadiums are “SOLD” to taxpayers
- Interested parties “sell” these projects as major economic projects that spur growth – Research says NO!
- Boosters make wild claims of \$290M addition to economy and 2300 jobs – NOT TRUE!!!!
 - The Three Rivers model specifically says the model does not work for business/activity moving across town.
 - The Development Agreement from January 2013 – no TIF and generates tax revenue instead of soaking it up like ProJack
- Source: <http://www.ccim.com/cire-magazine/articles/estimating-economic-impact>



Build it without County Funding

- Replace TIF Funds with City bond
- 1 mill raises \$81,371 (source: NA 2013 Budget)
- $\$485,000 / 81,371 = 6$ mills
- Median value of house in NA \$142,700 (source: US Census Bureau)
- BUT requires a bond referendum vote
- Mayor and City Council are afraid of a VOTE



Extra tax on median house in NA to build stadium:

$$\$142,700 \times .04 \times .006 = \$34/\text{yr}$$

$$\$100,000 \times .04 \times .006 = \$24/\text{yr}$$



It's Never a Good Time for a Bad Idea

To Summarize

- Building an unnecessary stadium
- That Augusta refused to build
- Contrary to the letter and intent of the law
- Using scarce county tax dollars
- In an area that will be developed anyway
- For no economic impact
- If this is that good a deal, let NA voters put their votes and money to it!



Project Jackson

A Bad Idea
At the Wrong Place
For the Wrong Purpose
Using Taxes Contrary to Law
For no Gain

Other than that – GREAT!



Call To Action

Call these County Council Members, tell them

No corporate welfare

No TIF

Minor League Baseball Stadiums are a net negative

Let's Develop Smarter – Like the original plan

Something this controversial should go to the voters

Ronnie Young – 803 593-4745

LaWana McKenzie – 803 593-5532

Andrew Siders – 803 641-1297

Sandy Haskell – 803 279-5769

Scott Singer – 803 642-5598

