

Build It Now

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# Pro-Developer Bias

- Should be expected
- Money talks in elections
- Developers have \$ to contribute to campaigns
- Campaign contributors expect return on their investments
- Expect what you pay for

# Public-Private Partnerships (PPPs)

- City and builder share costs
- Builder owns completed project
- OK in blighted areas
- Public bids avoid corruption
- Too bad Sioux Falls bids are secret

# TIF (Tax Increment Financing)

- A form of PPP
- Builders don't pay property tax for years/decades
- 14 active TIF districts per  
<http://www.siouxfalls.org/community-development/economic-development/revitalizationincentives>
- Pays for urban renewal, blight removal
- Should be public competitive bid
- Too bad our city does it secretly
- Potential mask over corruption hiding under “city core revitalization”

# Hidden Income Redistribution

- SD uses regressive taxation
- Poor pay more income % in tax, fees
- PPPs take tax money from poor, give to rich companies
- “Economic development” can hide corrupt income redistribution

# Comment by City Staff

- During a city council meeting
- Regarding downtown construction regulations
- “We had to scale requirements way back due to developer resistance ... now more guidelines ... fewer requirements”

# Biased City Board

- Administration selects Planning Commission
- Commission unanimously approves everything
- Commission is facade over pro-builder bias

# Biased Decision #1

- New administration building approved late 2016
- Lower cost alternatives ignored
- Citizen petition ignored
- Secrecy



# Biased Decision #2

- New multi-use parking ramp approved late 2017
- Spending \$21 million for a smaller ramp
- Not \$10 million for a larger ramp
- Many spaces rented out
- Disreputable partner, Legacy Developments
- Secret appraisal, selection of builder, ...

# Biased Decision #3

- New mansion in McKennan Park area
- Too big, too close, wrong style
- City approved, court struck down
- Violates historic standards
- So close neighbor could not use their chimney

# Biased Decision #4

- Agricultural land at 6<sup>th</sup> and Bahnson rezoned to heavy use
- Huge community opposition
- Council re-approved with super majority

# Biased Decision #5

- Apartments on 14<sup>th</sup> Street
- Out of character with neighborhood
- Corrugated metal siding looks cheap
- Too close to sidewalk

# Existing Structure



# The New Place



# Biased Decision #6

- Icon Lounge held concerts for years
- New apartments next door
- Now concerts forbidden due to “noise”

# The Real Issue

- Expensive elections promote corruption
- Politicians work for campaign contributors – investors
- We must
- Reclaim government for the people
- Public election financing



# Enjoy Winter

