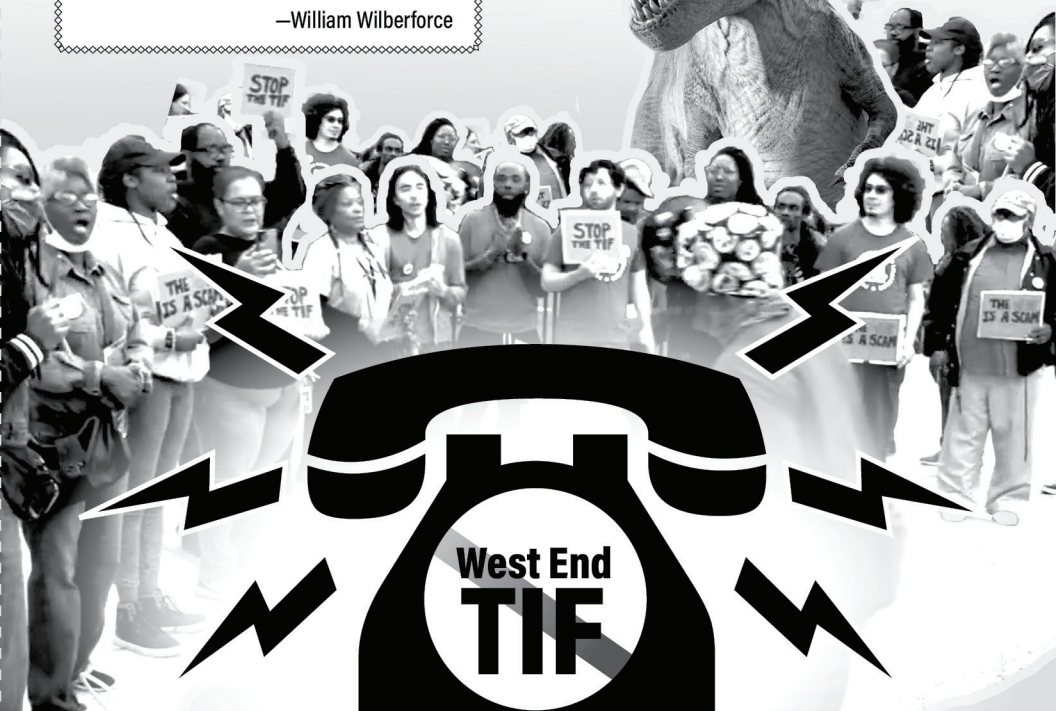


STOP THE TIF!

WE'RE STRONGER TOGETHER

ZINE

"You may choose to look the other way, but you can never say again that you did not know."
—William Wilberforce



West End
TIF

Featuring Highlights from the
WDRB Investigation
on the West End TIF!

Call Your Representative
Metro Council
Can Stop the TIF!

Learn more about the West End TIF and hear about how residents are pushing back at
www.hbnassembly.org/westendtif

Highlights from the WDRB Investigation on the West End TIF!

WDRB
LOUISVILLE

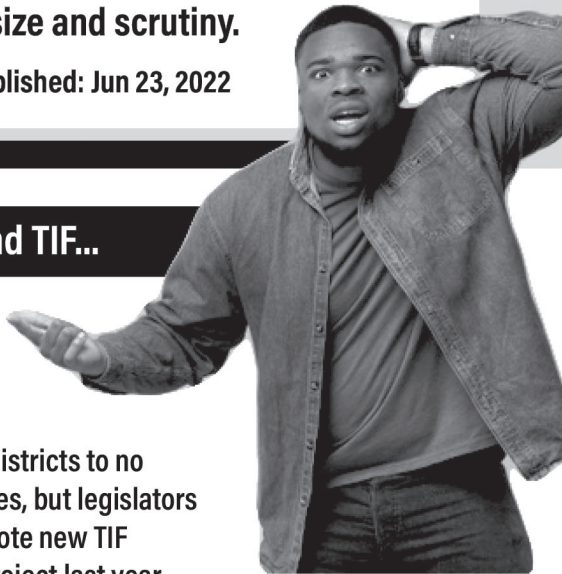
On Jun 23, 2022, WDRB News launched an investigation into the West End TIF and the West End Opportunity Partnership which controls it. Here are some highlights from the first installment...

'NOTHING LIKE THIS IN THE COUNTRY'
'Enormous' West End TIF district would be Kentucky's largest. It's unique -- in size and scrutiny.

Written by: Marcus Green Published: Jun 23, 2022

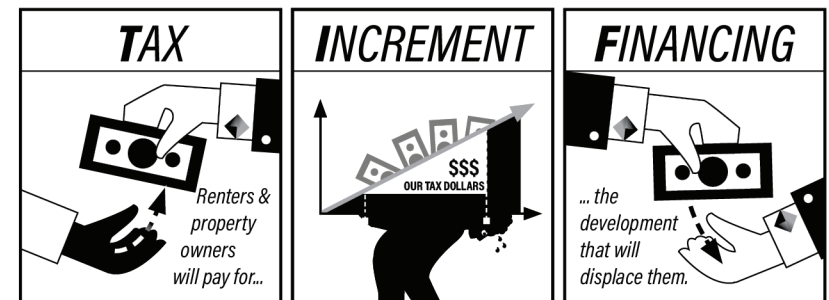
Facts about the West End TIF...

- » The zone would be the largest in the state, more than twice the size of one near Louisville's airport. Kentucky had limited new districts to no more than three square miles, but legislators changed that when they wrote new TIF statutes for the West End project last year.
- » The bipartisan measure that passed in the final hour of the 2021 General Assembly didn't include the state oversight and approval that typically apply to TIF proposals with state taxpayer dollars, such as an independent consultant's report.
- » The bill also didn't require data "demonstrating that the projected benefits outweigh the anticipated costs," as is mandated in current law for TIF districts with state taxes.



No Projections or Independent Analysis

The West End TIF would capture local property and occupational taxes, as well as state property, income and sales taxes. Over the two-decade life of the program, 80 percent of the annual incremental tax revenue would go to the newly established board.



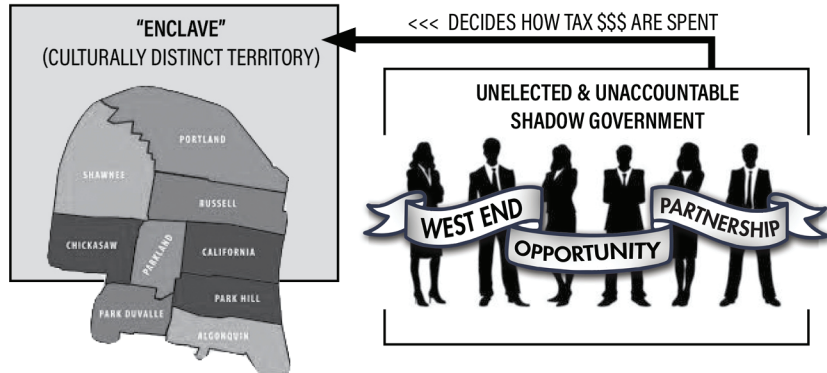
With the exception of the West End TIF plan, projects seeking state TIF subsidies must get approval from the Kentucky Economic Development Finance Authority board before proceeding.

TIF proposals in the U.S. usually include plans that show projected jobs, renderings and other details, said Greg LeRoy, executive director of Good Jobs First, a Washington, D.C.-based policy center that tracks public subsidies like tax increment financing.

"None of those things apply in this project," LeRoy said of the Louisville TIF plan. "It's kind of like, 'Give us your money for 20 years and trust us.'"

'Nothing like this in the country'

It appears that the West End TIF is launching as the area already is beginning to gentrify, said John Mozena, president of the Michigan-based Center for Economic Accountability. That means, he said, tax revenue from investments that would have happened anyway would go to the board rather than to general funds that elected officials determine how to spend.



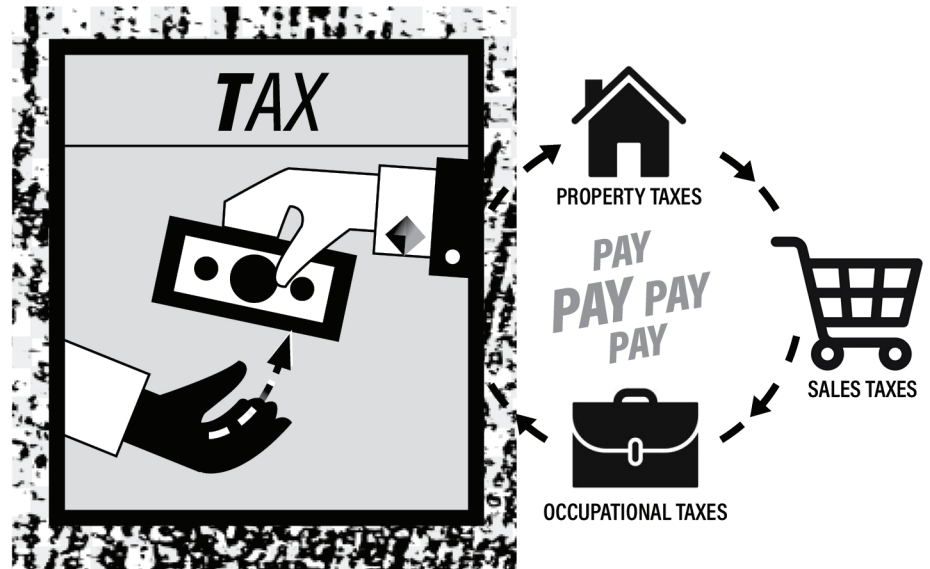
"It almost becomes this enclave with an unelected and largely unaccountable sort of shadow government deciding how money gets collected and spent, which is a problem if you're a fan of transparency and accountability and good government and want to try to avoid situations that are conducive to corruption," Mozena said.

"There's nothing like this in the country. So we're starting from scratch here. And so we're going to get that baseline," said Louisville Metro Council President David James, a Democrat who serves as the interim chair of the West End Opportunity Partnership. "Once we have that baseline then we can make some predictions. But until that happens, we're building it as the car drives."

Unlike other TIF districts in Kentucky that want to use state tax revenues, the West End zone doesn't require an agreement with state government. That's typically done by the Kentucky Cabinet for Economic Development, which helps determine which types of taxes are used and how much tax revenue applies.

The lack of an agreement is a "unique and concerning aspect," Thomas says, because the bill creating the West End TIF isn't clear about who decides which taxes the West End Opportunity Partnership ultimately will control.

The bill says the tax revenue used in the TIF district is from "one or more" of local property and occupational taxes; and "one or more" of state property, income and sales taxes.



And what about the type of agreement specified in the legislation? O'Brien said the board will start looking into that once it hits a June 30 private fundraising deadline required by state law.

"That's kind of the first question that we've got to answer after we get the funding in place," O'Brien said.

A Final Hour Vote

[The documents that the West End Opportunity Partnership provided to potential donors that were obtained by WDRB in an open records request]... say a "planning team" included James; Evon Smith of the OneWest organization; Keturah Herron of the ACLU of Kentucky (now a Democratic state legislator from Louisville); Nikki Lanier of the Federal Reserve Bank of Saint Louis's Louisville branch; developer Steve Poe; and Craig Greenberg, now the Democratic nominee for Louisville mayor.

TIF opponents argue that there wasn't broad enough buy-in from West End residents. Chanelle Helm, strategic core lead organizer with Black Lives Matter Louisville, questioned the true level of West End involvement during a March 3, 2021 online forum with Neal, McGarvey, Greenberg and others. For example, she argued that residents who would be most affected by the TIF plan didn't even know about the legislation.

"Across the board there is a lot of community engagement that should be taking place," she said this week.

Democratic Rep. McKenzie Cantrell of Louisville voted against the bill creating the TIF, but, once it had passed, she supported the related bill authorizing \$10 million in state funding.

She also said the Braidy vote informed her decision. "It made me really wary of somebody coming to you late at night and saying, 'We need to do this,'" she said.

She acknowledged she wasn't aware that the bill didn't require a consultant's report or other state scrutiny and said she believes there was a "big information gap" in the state legislature about how the West End TIF would work.

"The process was short changed," said Andrew McNeill, an institute policy fellow. "It has created a lot of skepticism, a lot of cynicism, a lot of questions about the role of developers in writing the legislation and potentially shaping it to their benefit. The neighborhood groups in the West End have every reason to have felt as if they were left out the process."



MEET THE WEST END TIF PLANNING TEAM



David James,
Louisville Metro
Council President



Evon Smith
of the OneWest
organization



Keturah Herron
of the ACLU of Kentucky
(now a Democratic
state legislator from
Louisville)



Nikki Lanier
of the Federal Reserve
Bank of Saint Louis's
Louisville branch;
OneWest Board Chair



Steve Poe,
wealthy Republican
developer; Founder of
OneWest



Craig Greenberg,
wealthy developer (now
the Democratic nominee
for Louisville mayor)

CALL TO ACTION

West End residents and allies are standing together against gentrification by making calls to city officials to Stop the West End TIF!

Metro Council has the power to STOP the TIF!
They can stop it by working together to cancel the city's \$10 Million dollar donation to the West End Opportunity Partnership.
We need one West End metro council member to be our champion by writing the amendment, and we need the other council members to support that champion!



JULY 2022

Coming to a Rally near you!

District	Councilperson	Phone #
1	Angela Bowens (D)	(502) 574-1101
2	Barbara Shanklin (D)	(502) 574-1102
3	Keisha Dorsey (D)*	(502) 574-1103
4	Jecorey Arthur (D)	(502) 574-1104
5	Donna Purvis (D)	(502) 574-1105
6	David James (D)*	(502) 574-1106
7	Paula McCraney (D)	(502) 574-1107
8	Cassie Chambers Armstrong (D)	(502) 574-1108
9	Bill Hollander (D)	(502) 574-1109
10	Pat Mulvihill (D)	(502) 574-1110
11	Kevin Kramer (R)	(502) 574-1111
12	Rick Blackwell (D)	(502) 574-1112
13	Mark Fox (D)	(502) 574-1113

*This councilperson has a known conflict of interest regarding the West End TIF

CALL YOUR COUNCIL PERSON

CALL TO ACTION

Call your council person, as well as other council members, using the call scripts provided below.

Please use **Call Script A...** if you are a resident of the West End and ARE A CONSTITUENT of the representative you are calling.

Hi, my name is _____ and I live in Council District _____.

I am calling to encourage Council person _____ to be the West End champion! We are looking to you to amend Ordinance 88 Series 2021 and cancel the city's \$10 million dollar donation to the West End Opportunity Partnership. That money should be used to address the housing crisis and other pressing issues our community faces, and not used for corporate welfare. Be our champion and honor the city's commitment to Juneteenth and equity by keeping West End Residents safe from gentrification. Thank you for your time.

Please use **Call Script B...** if you are either: 1) NOT A CONSTITUENT of the rep you are calling, or 2) you ARE NOT a West End resident.

Hi, my name is _____ and I live in Council District _____.

I am calling to encourage Council person _____ to support the West End champion who will be amending Ordinance 88 Series 2021 to cancel the city's \$10 million dollar donation to the West End Opportunity Partnership. That money should be used to address the housing crisis and other pressing issues our community faces. Please vote in favor of this much needed amendment. Honor the city's commitment to Juneteenth and equity by keeping West End Residents safe from gentrification. Thank you for your time.

District	Councilperson	Phone #
14	Cindi Fowler (D)	(502) 574-1114
15	Kevin Triplett (D)	(502) 574-1115
16	Scott Reed (R)	(502) 574-1116
17	Marcus Winkler (D)	(502) 574-1117
18	Marilyn Parker (R)	(502) 574-1118
19	Anthony Piagentini (R)	(502) 574-1119
20	Stuart Benson (R)	(502) 574-1120
21	Nicole George (D)	(502) 574-1121
22	Robin Engel (R)	(502) 574-1122
23	James Penden (R)	(502) 574-1123
24	Madonna Flood (D)	(502) 574-1124
25	Amy Holton Stewart (D)	(502) 574-1125
26	Brent Ackerson (D)	(502) 574-1126

*This councilperson has a known conflict of interest regarding the West End TIF