

# District 6 Tax Exemption

Adam Oravec  
3920 Sharon Road  
Unit 202  
Charlotte, NC 28211  
ParcelID: 17709221

## Overview

The purpose of this letter is to be granted an exemption from the Special District 6 Tax, which was a property tax assessed to only a specific number of residents in the South Park area. The letter will contain the following sections:

1. An outline of each “benefit” of the tax and how it doesn’t apply to myself as a condo owner, the negative effects to the South Park Community, as well as how each benefit is a financially irresponsible act.
2. Other reasons, besides the ones stated above, on why my single unit condo should be exempt from this tax.

## BENEFITS

The following section is an outline of each “benefit” of the Special District 6 Tax and how it doesn’t apply to myself as a single unit condo owner, how it affects the community negatively, and how it is a financially irresponsible act.

### 1. ECONOMIC DEVELOPMENT

#### a. Business recruitment and retention efforts for SouthPark’s target industries

The main haul of industry in SouthPark are upscale restaurants and upscale clothing stores. Frankly, I had no use for these businesses and never will. As inflation grows, attracting these stores in the future will affect the community negatively. With no one able to pay fifty bucks for a hamburger or a thousand dollars for a bathing suit, all that will be left is empty buildings that will attract the criminal element. This is also a huge financial mistake, with more and more people shopping online and investing in online meal plans these types of target businesses have no future.

#### b. Staff support to facilitate conversations with existing and future businesses

This bullet point seems to fall along the lines of the one above. I have no use for existing or future businesses in the SouthPark area. These conversations should be something that is already happening, but as I see many businesses move out of my condo area...it seems like they are not working. Why pay more for you to have future conversations, when the ones you are having now are not working. Throwing more money at a failing solution leads to an expensive failed solution.

#### c. Staff support to facilitate conversations with local agencies like CDOT, NCDOT, utility agencies, etc.

Once again, you are requesting more money to facilitate conversations you should already be having. I have been working in and living in the SouthPark area for over ten years. I know better not to drive around this area. Pot holes cover the streets, trees cover street and stop signs, poor streetlight lighting lights the roads at night. What great plan now do you have to fix these issues, that you didn’t have for over ten years now. This will just lead to more sloppy Charlotte construction, traffic jams, and traffic nightmares. The NCDOT and the utilities never had money to fix the problems they have now, and they never will due to wasteful spending.

- d. Invest and manage research and data specific to SouthPark's economic vitality, including demographics, target industry attraction, business diversity, and available building space

These bullet points sound like a broken record. Once again, your target industries are being pushed out by inflation and the internet. Once again, you are asking for more money to a problem you haven't solved with the money you have. You are planning on building more and more, so that more and more businesses can go out of business introducing crime into the city.

- e. Release and manage planning contracts that focus on creating, updating, or refining the future vision for SouthPark

With five bullet points into the first topic, outside of repeating the same things over and over again...there is not a concrete plan on your part. I am too busy trying to earn a living to be concerned with engaging with or viewing planning contracts. Five bullet points in, it seems you don't have a clear vision of SouthPark...however you continue to ask for more money.

## 2. ADVOCACY AND MARKETING

- a. Create and maintain marketing materials promoting SouthPark as a premier mixed-use activity node in Charlotte

I am too busy to read junk mail. The people of SouthPark are too busy trying to keep their jobs and earn a living to be pestered with junk mail. This is a financial disaster, as it will negatively impact the environment and waste resources that could be used for something else.

- b. Staff support to facilitate conversations with private developers

Once again, you want to have conversations with people you should already be having conversations with. As soon as a new business pops up in my Lofts community, it goes out of business. This hasn't changed in ten years, what great plan do you have now that will make that change. Inflation and the internet are pushing these businesses out.

- c. Maintain a SouthPark Community website promoting shopping, dining, and entertainment options

Here we go again with shopping, dining, and entertainment. I don't shop, dine, go to the movies, or clubs. With inflation and the internet these big three are going to be extinct. The only element that goes out bar hopping

and clubbing are the criminal element. The only thing you will introduce are seedy businesses with criminal intentions.

- d. Host and promote festivals and events in SouthPark that attract visitors to area

Once again, I have no interest in festivals and events in the SouthPark area. This does nothing for the value of my property. Charlotte has a problem hosting a football game, let alone festivals and events. All festivals and events are going to do is cause road closures, traffic jams, and introduce crime. Whenever there is a festival or event in Charlotte now, your one-way streets are jammed, roads are closed, and crime spikes. How is this going to improve things. You haven't solved these problems in ten years, what is going to change now.

- e. Identify sponsorship opportunities to support new festivals and events

Bullet points on this presentation love repeating each other, don't they? That seems to be a problem because it is being identified that there is no plan and this Special District Tax is looking to be more and more like a slush fund. You want money to support new festivals and events, but you can't even handle the ones you have now. Between walkways collapsing, rapes and murders, and traffic jams you have a real issue with festivals and events coming into the city. I have never been to one and never will go.

### 3. APPEARANCE / BEAUTIFICATION

- a. Contract to install and maintain landscaping across the district, including weed removal.

I have no use for this service. I live in a condo inside of a condo building. This condo building is located inside of an area that contains a parking lot, several stores, and several apartments. We have our own landscaping service (which maintains several potted plants around the stores). This landscaping effort will just lead to neglected lawns, bushes, and other effects and we will just have to be charged more down the line to fix or remove it.

- b. Install and maintain holiday decorations consistent with district branding Efforts

Once again, I have no use for this service. Our HOA sets up holiday lights throughout our own little community (similar to what Piedmont Row does), which people pay very little attention to. Adding decorations throughout the city means an added expense and a waste of effort by

taking them down (this effort to be put to use doing something else). Also, this introduces vandalism and religious issues down the line.

- c. Install and maintain bike racks and crosswalks with branding consistent with the district

I don't own a bike, so this would be of no use to me or increase the value of my property. People ride their bikes to and from their condos in our community and have no use to store them somewhere. Introducing bike racks throughout the district will only increase theft and vandalism. Introducing more crosswalks will cause traffic jams and traffic accidents as more bike riders try to cross the street.

- d. Contract to remove graffiti, as needed

I don't have a use for this service. Our HOA community hires a service to clean up our parking lots, garages, and buildings. The citizens shouldn't have to pay to clean up graffiti when the easiest solution to this is to lock people up and punish the people who commit this crime. Frankly, I have seen zero graffiti in my area.

- e. Create and implement a wayfinding system in SouthPark, consistent with branding.

I have no use for this service, as I have mentioned many times I don't travel in Charlotte. I have no purpose to. People who want to find something in this city have GPS enabled phones and devices. Also, you might want to remove the trees from blocking your street signs, that might help.

#### 4. SAFETY AND SECURITY

- a. Establish an ambassador program to patrol MSD area and provide hospitality assistance, including
  - o Monitor and report illegal activity to authorities
  - o Identify conditions that are unsafe and could impact public safety
  - o Provide directions, information, assistance to visitors, workers, and residents

Foundry, who owns the community that we live in, provides a private security team that does this for us (similar to what Piedmont Row does). We have issues with "security cameras being turned off" and the security team "taking bathroom breaks" as individuals broke in peoples' cars in our parking garages. So, we don't need more of the same from this ambassador program. Also, I am sure you are only going to get the top-of-the-line individuals to be in this program and nobody from this program is going to be accused of raping women or committing crimes. This is a waste of time and money, there should be something called a police force that does this for the city.

- b. Conduct public relations checks with existing businesses and residents

Our own private security team already performs his function in our community. Once again, outside of the community this should be up to the police to patrol areas. We don't want members of ambassador programs knowing a business' schedule so they can tell their friends to break in.

- c. Review the need for and install additional safety lighting

Foundry, the business that owns our community, already performs this function for us (much like Piedmont Row does). We already have problems with badly installed safety lighting, I don't want to have to waste more money paying for the same service for the district.

## 5. CAPITAL INVESTMENT

- a. Implement identified projects through public engagement efforts or local planning documents

I have no interest in engaging anyone in projects involving the city. I am too busy trying to earn a living. This sound similar to the planning document from above and will result in the same junk mail environmental issue.

- b. Advocate for capital investment funding for the SouthPark area to achieve stated goals

Once again, Charlotte has a real issue with development work in this city. Construction takes forever(bogged down with companies backing out and other administrative problems). What approach is different now that hasn't been over the past ten years?

- c. Coordinate and communicate on behalf of SouthPark with public and private agencies

Once again, you haven't been able to successfully communicate between these agencies in the past...now is more money now going to change it?

## OTHER CONSIDERATIONS

The following section identifies, besides the ones listed in the “Benefits” section, reasons why my condo unit should be exempt from this Special District 6 Tax:

1. Piedmont Row Exempt Status
  - a. The Lofts at Morrison is very similar to the condos at Piedmont Row. We have our own security team, beautification team, and economic growth team through our Foundry owners. Foundry provides all of the services that you intend with this Special District. We are self-contained.
  - b. Out of all of the businesses and condos that asked for exception, Piedmont Row was the only one that was granted one. Piedmont Row resides within the South Park area, and is the one of the main draws of South Park. It seems like if one is exempt, all should be. Otherwise, this tax comes off as a discrimination tax. All should pay it, or none should. This district was designed with Piedmont Row in mind, but now it is redesigned not to include them...sounds a lot like gerrymandering.
2. Not a Property Tax:
  - a. This special district tax showed up on my personal property tax bill. I have no problem paying taxes on my unit to the state, Mecklenburg County, or to the city. I have no problem paying a water and sewage fee. These two payments are based on outputs of my specific unit. This tax is not an output of my small condo unit, and therefore shouldn't be listed. It certainly didn't raise the value of my unit (because it hasn't been implemented yet) and if it did...it would have come with the base cost.
  - b. This special tax seems to go to county and city services, which part of my bill does already go to. The money for this should be taken out of that, not added on to my tax bill.
  - c. Upon talking to Sandy Martin at the Tax Assessors office, she mentioned that this goes to area that the building is sitting on (after finding out at first that nobody knew what this tax was, then finding out that they were not to ask questions about it, then finding out they had training on it in July...a mess) therefore the tax should be assessed to Foundry...not the individual unit owners (without them “sending the value onto us”). This tax doesn't add fresh paint to our walls or new furniture to our units.... this doesn't affect personal



property. If it raises the value of it fine...then you can assess the new value and we can pay taxes on it later.