

From: [Jacobson, Jonathan](#)
To: [Rosenson, Valerie](#)
Subject: Fw: Tonight's Public Hearing
Date: Tuesday, January 29, 2019 12:08:52 PM

Valerie,

Good afternoon, can you please make this part of the record re: building permit fee increase item?

Thanks.

Jonathan Jacobson
Stamford Board of Representatives
District 12

From: mcottle@optonline.net <mcottle@optonline.net>
Sent: Tuesday, January 29, 2019 8:09 AM
To: Jacobson, Jonathan; McGarry, Marion
Subject: Tonight's Public Hearing

Dear Representatives:

Unfortunately, I cannot attend tonight's public hearing on the increase in building permit fees. I have remained relatively removed from local politics until now when I here quotes like **"The committee decided we didn't want to raise any building-permit fees on residents," said [Rep. Nina] Sherwood ; "We're elected by constituents, not by developers," Zelinsky said. "This is better than raising more taxes on constituents."**

I manage the local office of a real estate services firm. We serve many real estate occupiers' interests including commercial property owners, developers, local business as tenants and the like; all of which are employers of the local workforce, both local and commuters. I have seen a direct correlation between rising office vacancy rates and the ambivalence to business growth from the state and local government. I can understand the public sentiment against growth through development given the near term inconveniences. However, the long term benefit of stimulating economic development through business expansion has a direct impact on economic sustainability through sales tax revenue, lower property taxes, and increased local economic spending all accomplished through a larger workforce and increased residential population. All of these have a trickle down impact of improving the local economy and ultimately driving down taxes.

Working for an international real estate firm, I see firsthand how successful local markets are driven by the local workforce. An expanding local workforce and residential population are the key driver

to improving specifically the local real estate market and more generally the fiscal health of a community. An expanding workforce is solely dependent on attracting the younger workforce. The cities who have successfully decreased its office vacancy rate are those who cater to the young workforce. Without fail the common ingredient to business expansion is access to this employment base and the sole driver for this demographic is close proximity to a transportation hub, both for the residents and the employers.

One only needs to look at differences in the bifurcated office sub-markets and compare the CBD/South-end and its walking distance to the train station vs. the suburban markets. The difference in demand aka health between the two is striking. As the transportation oriented office and residential markets continues to expand, both the local employee base and local resident pool (aka economic drivers) will increase.

Anything that perpetuates the current anti-growth sentiment will hinder the recovery of the local real estate market. Change is inevitable and the local real estate market must be nimble to embrace and react to this change. As we see in other national markets, as the transportation oriented markets expand there will be a trickle down impact on the non-CBD markets through spill-over demand or repurposing to alternative use. Each will have an immediate impact on an increased tax base. This change does not happen overnight or even during one Representative's term.

As a manager I have seen the impact of our declining market by losing several young talented brokers to other more vibrant markets or leaving the industry. We must work together to reverse this trend as it is perfect "litmus paper" on the health of the market.

I challenge you to think past the election by your constituents in your next election but the long term sustainability of this City. Remember, Stamford is the City that Works. If there are no employers or employees as residents this tagline does not apply. Please also keep in mind that the young workforce are future home owners who will be looking for a suburban property and good schools to raise their kids.

This one constituent as a resident and on behalf of the local business community to consider all of your constituents both current and future residents to assess permit fees equally across all property types and not burden the developers who will have a direct impact on the economic sustainability of the City That Works.

Feel free to read this letter tonight.

Respectfully,

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