

- Submission Created
Jan 14, 2019 9:48 AM EST

- Full Name
Daniel Robinson

- Ward (if known)
3

- Address

- Email

- Comment Subject
commercial property tax considerations

- Comment Text (The number of lines is not limited. Your complete comment will be submitted.)

This message addresses the proposed commercial property tax. I own a commercial property, and have 12-15 small business tenants, depending on consolidation of offices. I am looking for two things: 1. a rationale for the proposed tax classification beyond filling the \$320,000 hole created by the elimination of the inventory tax. 2. an estimate of the increase in income to the City from commercial properties based on the current assessments, which, according to the materials to be presented to Council, have largely increased. A rationale which would address my concerns would be something beyond the City wanting solely to enhance its income stream, and would include an analysis of the costs incurred by the City for provision of services to the commercial sector. Because there is no estimate of increased income from commercial properties based on their increased assessments, continuation of the existing rationale for an additional tax does not make good fiscal sense. If the \$320,000 hole created by elimination of the inventory-based personal property tax is filled, or more than filled through increased tax income based on increased assessments, then a more rational fiscal approach would be to consider elimination of the fixture-based personal property tax, which is arguably less fair than an inventory-based personal property tax, or a reduction in property tax. Because my tenants are not retail tenants, they did not benefit from the elimination of the inventory-based personal property tax, and some continue to pay the fixture-based personal property tax. If I were to pass on an increase in commercial property tax, all my tenants will be negatively affected.

- Submission Created
Jan 11, 2019 11:39 AM EST

- Full Name
Gina Schaefer

- Address

- Email

- Comment Subject
The impact of a commercial tax increase on businesses in Takoma Park

- Comment Text (The number of lines is not limited. Your complete comment will be submitted.)
Hello. I am the owner of Takoma Park Ace Hardware - the locally owned co-op hardware store in the community. Real estate taxes are one of the largest and fastest growing expense at our property in Takoma Park. I do not own this property, but I do have a triple net lease which means that the lease passes through the taxes, and increases to me as the tenant. Our landlord is great, and has appealed the tax assessments regularly but over the last 10 years they have increased 100% and went from 25% of his operating costs to 50%. I think it is fair to say that we cannot have a non-chain\local, vibrant downtown with ever increasing rents and expenses. I want my neighboring businesses to be able to STAY in business. And of course I want to stay in business. We employ many great folks who live in or near Takoma Park and I would like to keep them employed. I hope there is not an increase in commercial property taxes. I am happy to continue this conversation. Thank you. Gina Schaefer

- Submission Created
Jan 8, 2019 6:19 PM EST

- Full Name
bruce Levin

- Address
7001 Carrol Avenue Takoma park MD 20012

- Email

- Comment Subject
Support your local retail and commercial businesses!

- Comment Text (The number of lines is not limited. Your complete comment will be submitted.)
I own the commercial building at 7001 Carroll Avenue. Our entire building is occupied by locally owned and operated businesses which the community states that they want. This is an ever more challenging retail environment. My fastest growing expense is real estate taxes. 50% of my operating costs are real estate taxes and they have doubled in the past 8 years. Although most of my leases pass these expenses through to the tenants this is not a solution. Local businesses are being hit hard with these cost increases along with other increases in operating expenses and competition from internet businesses that dont have the same bricks and mortar expenses. I suggest increasing these costs should be limited or not implemented at all. Empty storefronts are becoming ubiquitous in this metro area and others. Furthermore a foundering commercial district will adversely impact residential values in the community and the tax base. One of the biggest obstacles to increasing the tax base is the anti development sentiment in TP. All of the new development AND tax base is occurring on the DC side of Takoma and their tax base has grown dramatically.