

From: Dennis L. Koch <denniskoch@centurylink.net>
Sent: Monday, May 31, 2021 10:48 AM
To: clerk <clerk@miamicountyks.org>
Subject: GOLDEN

****This email originated from outside of County of Miami****

After speaking to many of my neighbors I have come to the conclusion that we all have one thing in common. We live in Northern Miami County because we want the rural life without the regulations and restrictions that come with living in the city and we don't want to be surrounded by warehouses and massive truck traffic.

Some neighbors that object to forming the new city are afraid that it will impose rules that will restrict them from having the freedom they now enjoy. Others are fearful that the cost will be unaffordable. A few of the larger land owners want to have the opportunity to sell their land to NorthPoint.

The majority of the families in the proposed limits of Golden are small land owners that will not have the opportunity to sell their property to the developer and would be left to live in an industrial waste land. These people will have to live with the truck traffic or sell their property for only the value of the land should they decide to relocate. Their homes and outbuildings have no value in an industrial setting which is made apparent by NorthPoint's practice of burning down houses on the properties they've got their hands on in the past.

According to the results of the Miami County comprehensive plan Northern Miami County residences have expressed an overwhelming desire to stay rural residential. They made it very clear that industrial development should not be near the proposed city limits of Golden.

The decision at the present time is left to the Miami County Commissioners. If you vote to not approve the petition to form the new City of Golden, you are voting to allow NorthPoint/Edgerton to invade Miami County with their completely unbridled industrial development. The time, effort and expense to complete the new Comprehensive plan will have been wasted and the voice of Miami County citizens will be ignored.

In the past six months, the process being used to advance warehouse development in southern Johnson County has become crystal clear. NorthPoint purchases land as cheaply as possible using an arsenal of deceptive tactics, Edgerton then does whatever it takes to annex that land into their city and re-zone it for industrial use. Edgerton will stop at nothing to get this done for NorthPoint, they block citizens out of their council meetings while

NorthPoint employees who show up late are ushered to their seat. They listen to hours of questions and concerns from families who live right by their proposed warehouse development environmental experts and others and completely disregard them. The City of Edgerton has one singular mission, give NorthPoint whatever they want.

I've heard a few people say that the warehouses will bring tax revenue to the county. This is a ridiculous statement to anyone who understands the relationship between NorthPoint and Edgerton. Edgerton grants flat 100% tax abatement for 10 years to NorthPoint's projects. Any revenue from PILOT payments, sales tax on utilities, franchise fees, origination fees etc. is contractually required to be deposited into a "Public Infrastructure Fund" which can only be used to reimburse NorthPoint for roads and other infrastructure directly within the warehouse district. In addition, the assessed property value per capita within the proposed City of Golden is \$18,414 compared to the \$14,119 for all of Miami county. Not only would warehouse development not provide tax revenue to the county, it would destroy property values in an area that is currently providing above average tax revenue. I will certainly be contesting my property tax bill if warehouses are built near my home and many other property owners in the area will likely do the same. If tax revenue is what your after, it would be better to preserve the area's appeal for large lot residential. That type of development yields a higher price per acre than selling to NorthPoint/Edgerton, homes don't get 100% tax abatements, and it would not destroy the counties existing tax base. The whole structure is set up to give NorthPoint every advantage at the expense of the Counties, the state of Kansas and especially the residents of Edgerton.

I have spoken with a few folks who are unsure about incorporating into a city and one person outside the proposed city limits who is against Golden's incorporation. From what I've found, the feelings against Golden are based only in a lack of understanding of the reality of the situation. Those who are unsure were under the impression that incorporation would immediately turn the area into Overland Park with all the restrictions that would come along with that. The one person who was outright against Golden was under the impression that he might be able to sell his land for big money like the stories we've heard about farmers selling ground by the sq/ft to developers in Olathe in the past. That's not how it works with NorthPoint Edgerton. Land is bought as cheaply as possible. Anyone not willing to sell at their offer price is skipped and left to rot in the industrial wasteland until they're ready to give up.

If the Miami County's comprehensive plan and the welfare of the county's residents mean anything at all, it is vitally important that Golden is allowed to incorporate. As you are well aware, any land that it not incorporated is completely vulnerable to being sucked into the NorthPoint/Edgerton machine

and there is nothing that Miami county, us as residents, or anyone else can do to stop it. Allowing Golden to incorporate will give us a voice in what happens in our neighborhood, a voice that we currently don't have. It will preserve the voice that all Miami County residents expressed in the new comprehensive plan. A vote against Golden silences all our voices including your own. It's a vote to be weak and hide while NorthPoint/Edgerton has its way with our county.

The best way to protect the comprehensive plan is to work with Golden to address the objections of the people opposed and to allow the city to exist with as few additional expenses and restrictions as possible.

Denying the City and doing nothing to stop the industrial park expansion into our neighborhood is not an option.

What happens to Hillsdale Lake if you leave the decision to NorthPoint/Edgerton? Hillsdale is too important to the county to let that happen. NorthPoint has taken over the City of Edgerton and is making all the decisions regarding where the industrial park expands. Hillsdale will have no protection from the money motivated self-serving organization.

You are confronted with a situation and special circumstances that have never existed in the state and the guidance may not be found only in the States 14 factors.

Your vote will affect the lives of many people far into the future. A vote to approve the incorporation of Golden is a vote to allow the residents of Miami County to protect what is theirs and protect the county as a whole from an aggressive corporate invader. A vote against Golden is a vote to leave the residents of Miami County defenseless and at the mercy of Northpoint/Edgerton. They will destroy our property values, our way of life and our county. I hope you make the right decision.

Mary Koch

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