

**a-rogers**

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**From:** "David Petrove" <interlochenpeace@aol.com>  
**Date:** Wednesday, February 20, 2019 7:32 AM  
**To:** <a-rogers@charter.net>  
**Subject:** Fwd: Letter re: dark stores and brownfield subsidies

David Petrove  
interlochenpeace@aol.com

—Original Message—

**From:** David Petrove <interlochenpeace@aol.com>  
**To:** letters <letters@record-eagle.com>  
**Sent:** Mon, Feb 11, 2019 12:31 pm  
**Subject:** Letter re: dark stores and brownfield subsidies

### Blair Brownfield Mistake

On February 6, the Grand Traverse County Board approved the "Rennie School Road Development Amended Brownfield Plan", despite my plea for commissioners to delay the decision and consider the possibility that the figures they are depending on to produce the necessary "tax capture" might be considerably less than projected.

The basis for my concern was highlighted in Sunday's Record-Eagle story: "Dark Stores – Proposed Law..." which examines the negative effect on real estate tax revenues when big-box stores, like Menard's, are allowed to escape true tax liabilities by claiming their "taxable value" should be determined by what an empty, unsalable store would be worth.

Until the legislature writes a law that prohibits "dark-store" appraisals, there is no way to accurately estimate the tax assessment, nor the resulting tax capture. Therefore the commission was negligent in their original approval and the additional brownfield tax subsidy.

The capitalist economic model demands private enterprises twist every law and every regulation to maximize profits. Good governance demands accountability before giving tax gifts. We have no guarantees there will be the promised jobs, and there is a good chance this development will take the "dark-store" exception, leaving the rest of us taxpayers to cover the loss.

David Petrove, Interlochen  
231-409-3712 InterlochenPeace@aol.com

2/11/2019

2-11-2019

Subject: Final letter re: dark stores and brownfield subsidies  
To: [info@brownfields.com](mailto:info@brownfields.com)  
From: David Petrow <[david@brownfields.com](mailto:david@brownfields.com)>  
Date: Wednesday, February 20, 2019, 10:52 AM

David Petrow  
[info@brownfields.com](mailto:info@brownfields.com)

-----Original Message-----  
From: David Petrow <[david@brownfields.com](mailto:david@brownfields.com)>  
To: [info@brownfields.com](mailto:info@brownfields.com)  
Sent: Wed, Feb 14, 2019, 12:51 pm  
Subject: Letter re: dark stores and brownfield subsidies

Blat Brownfield Mistake

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The basis for my concern was highlighted in Sunday's Record-Eagle story: "Dark Stores - Proposed Law..." which examines the negative effect on real estate tax revenues when big box stores, like Monards', are allowed to escape true tax liabilities by claiming their "taxable value" should be determined by what an empty, unoccupied store would be worth.

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David Petrow, [info@brownfields.com](mailto:info@brownfields.com)  
201-408-8712 [info@brownfields.com](mailto:info@brownfields.com)

2/11/2019

Fiat Money - Authoritative decree or command.

Inflation is The increase of the money supply without a corresponding increase in goods or services.

US now nearly \$22 Trillion national debt.



Fiduciary Money - Not the real money but a receipt For real money and could be exchanged for real money.



Commodity Money - Constitutional money. Article I, Section 10  
No State shall make any thing but Gold and silver coin a tender in  
Payment of Debts. Coinage Mint Act 1792 defined a dollar as 371.64  
Grains of silver. Silver coin production ended 1964, silver certificates  
Ended 1965. Greshams Law began.



Digital money. Cryptocurrency such as Bit Coin and others.



# Hyperinflation Germany 1924



ZIMBABWE