

# Washington Twp wants you to **pay** **\$11.5** million **for** a **\$5.4** million Soccer Stadium



This is a bad proposal!  
Pay more than **DOUBLE** the valuation? Vote **No**  
20-year \$51.5 Million Soccer Stadium Property  
tax increase

# Oppose 20-Year Stadium Tax

1. Don't pay **\$11.5 Million** for a \$5.4 M Soccer Stadium
2. Total Soccer Stadium owes taxpayers **\$1 M** in health and safety improvements
3. Total Soccer **lost money every year**
4. Government owned Stadiums are **money losers and don't pay taxes**
5. The **20-year tax increase** is \$51.5 M which is \$1,850 per person, \$7,400 per family of 4



# Total Soccer Stadium fought thier property taxes

Total Soccer Stadium provided evidence the business was losing money and only worth \$5.4 million to the Washington Township Board of Review March 14, 2019



# Total Soccer owes \$1 million in health and safety improvements

|                          |             |
|--------------------------|-------------|
| 1. Sewer Charges         | \$520,972   |
| 2. Demolition/clean up   | \$100,000   |
| 3. Access Roads          | \$360,500   |
| 4. Handicapped Sidewalks | \$11,600    |
| 5. Site bond             | \$15,000    |
| Total                    | \$1,008,072 |



# Total Soccer's building permit shows the Stadium is worth \$5 Million

|   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |                                    |  |  |  |  |  |            |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|--|--|--|--|--|------------------------------------|--|--|--|--|--|------------|--|--|--|--|--|
| 1. <input checked="" type="checkbox"/> MASONRY, WALL BEARING  |  |  |  |  |  | 2. <input type="checkbox"/> WOOD FRAME |  |  |  |  |  | 3. <input checked="" type="checkbox"/> STRUCTURAL STEEL  |  |  |  |  |  | 4. <input type="checkbox"/> REINFORCED CONCRETE |  |  |  |  |  | 5. <input type="checkbox"/> OTHER  |  |  |  |  |  |            |  |  |  |  |  |
| <b>B. PRINCIPAL TYPE OF HEATING FUEL</b>  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |                                    |  |  |  |  |  |            |  |  |  |  |  |
| 6. <input checked="" type="checkbox"/> GAS  |  |  |  |  |  | 7. <input type="checkbox"/> OIL        |  |  |  |  |  | 8. <input type="checkbox"/> ELECTRICITY  |  |  |  |  |  | 9. <input type="checkbox"/> COAL                |  |  |  |  |  | 10. <input type="checkbox"/> OTHER |  |  |  |  |  |            |  |  |  |  |  |
| <b>C. TYPE OF SEWAGE DISPOSAL</b>   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |                                    |  |  |  |  |  |            |  |  |  |  |  |
| 11. <input type="checkbox"/> PUBLIC OR PRIVATE COMPANY  |  |  |  |  |  |  |  |  |  |  |  | 12. <input checked="" type="checkbox"/> SEPTIC SYSTEM  |  |  |  |  |  |   |  |  |  |  |  |                                    |  |  |  |  |  |            |  |  |  |  |  |
| <b>D. TYPE OF WATER SUPPLY</b>  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |                                    |  |  |  |  |  |            |  |  |  |  |  |
| 13. <input checked="" type="checkbox"/> PUBLIC OR PRIVATE COMPANY                                     |  |  |  |  |  |  |  |  |  |  |  | 14. <input type="checkbox"/> PRIVATE WELL OR CISTERN   |  |  |  |  |  |   |  |  |  |  |  |                                    |  |  |  |  |  |            |  |  |  |  |  |
| <b>E. TYPE OF MECHANICAL</b>  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |                                    |  |  |  |  |  |            |  |  |  |  |  |
| 15. WILL THERE BE AIRCONDITIONING <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |  |  |  |  |  |  |  |  |  |  |  | 16. WILL THERE BE FIRE SUPPRESSION <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |  |  |  |  |  |   |  |  |  |  |  |                                    |  |  |  |  |  |            |  |  |  |  |  |
| <b>F. DIMENSIONS DATA</b>   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |                                    |  |  |  |  |  |            |  |  |  |  |  |
| 17. NUMBER OF STORIES   |  |  |  |  |  | 1                                      |  |  |  |  |  | 21. FLOOR AREA   |  |  |  |  |  | EXISTING  |  |  |  |  |  | ALTERATIONS                        |  |  |  |  |  | NEW        |  |  |  |  |  |
| 18. USE GROUP   |  |  |  |  |  | A-1                                    |  |  |  |  |  | BASEMENT   |  |  |  |  |  |   |  |  |  |  |  |                                    |  |  |  |  |  |            |  |  |  |  |  |
| 19. CONSTRUCTION TYPE   |  |  |  |  |  | Masonry/Steel(PEMB)                    |  |  |  |  |  | 1 <sup>ST</sup> FLOOR  |  |  |  |  |  |   |  |  |  |  |  |                                    |  |  |  |  |  | 117,700 sf |  |  |  |  |  |
| 20. NUMBER OF OCCUPANTS   |  |  |  |  |  |  |  |  |  |  |  | 2 <sup>ND</sup> FLOOR  |  |  |  |  |  |   |  |  |  |  |  |                                    |  |  |  |  |  |            |  |  |  |  |  |
|   |  |  |  |  |  |  |  |  |  |  |  | 3 <sup>RD</sup> -10 <sup>TH</sup> FLOOR  |  |  |  |  |  |   |  |  |  |  |  |                                    |  |  |  |  |  |            |  |  |  |  |  |
| Estimated Cost  |  |  |  |  |  | \$5,048,621.25                         |  |  |  |  |  | TOTAL AREA   |  |  |  |  |  |   |  |  |  |  |  |                                    |  |  |  |  |  | 117,700 sf |  |  |  |  |  |
| <b>G. NUMBER OF OFF STREET PARKING SPACES</b>   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |                                    |  |  |  |  |  |            |  |  |  |  |  |
| 22. ENCLOSED  |  |  |  |  |  |  |  |  |  |  |  | 23. OUTDOORS   |  |  |  |  |  |   |  |  |  |  |  | 131 paved, 64 grass                |  |  |  |  |  |            |  |  |  |  |  |

Plus land costs of \$500,000 plus land improvements

The Board of Review agreed that Total Soccer was only worth \$5.4 million and granted a *special 32% tax cut*

TS Summer 2018 tax: \$98,277.36

TS Summer 2019 tax: \$66,645.03

Winter tax will also be lowered 32%





The Washington Township Board agreed with Total Soccer's value at \$5.4 million and the special 32% tax cut

State law gives Township boards the power to reject, modify or approve the Board of Review findings.

The valuation approved by the BOR and Township is in effect for one year.



**A few months later on August 1,  
2019**

Washington Township  
signs a purchase  
agreement to buy Total  
Soccer Stadium for  
**\$11.5 million**

**Plus** assume **\$1  
million** in health and  
safety obligations!

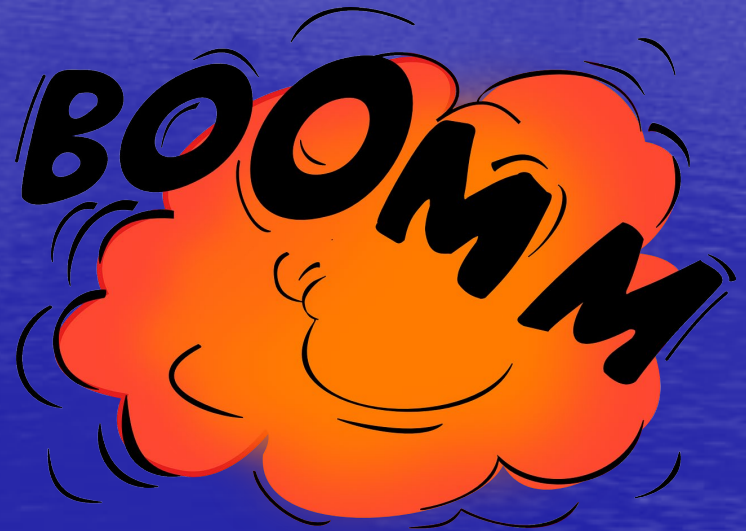




# Washington Township hires an Appriaser hoping to justify a \$11.5 M purchase of Total Soccer Stadium

Appriaser Wieme, Rende and Associates, produced a 111 page report

*---And the Township plan to justify the \$11.5 M purchase backfires!*



# Appraiser identifies serious problems with purchasing Total Soccer Stadium

Total Soccer Stadium has **lost money every year**





# The public can't use the Soccer stadium on weekends!

TS signed a **Five Year Lease** with **Total Soccer Wixom**

Every Saturday from 7 am to 11 pm and Sundays from 7 am to 10 pm, perhaps with a 5 year lease extension! We are buying a **money losing business** not just the land and Soccer Stadium.

TS refused to provide the Appraiser with a copy of the lease! That is unjustifiable.

# Flooring defects

Although originally designed for dual use, the Volleyball courts flooring has defects and cannot be used for Pickle Ball.





# Appraiser confirms taxpayers will have to pay **\$1 million health and safety obligations** at Total Soccer Stadium

*If* the 20-Year Soccer Stadium tax is approved



Temporary occupancy permit issued September 5, 2019 *retroactive to* May 15, 2018!

Total Soccer Stadium had **no building occupancy permit** for 16 months, since May 15, 2018.

This must be illegal!





# Professional Appraiser was pressured to artificially increase the value of Total Sports Soccer Stadium

Wieme, Rende & Assoc. P.S., amended thier 111 page report to say, “under the extraordinary assumption subject building can be used for industrial purposes” estimated to be \$6.4 M

The “as is” market value the subject, based on our conclusion of the highest and best use of the building as a light industrial facility and considering the excess, as of May 2, 2019 has been estimated at:

|                                    |                   |
|------------------------------------|-------------------|
| Building and Underlying Site Area: | \$6,000,000       |
| Excess land:                       | <u>\$ 400,000</u> |
| Total                              | \$6,400,000       |

This appraisal has been prepared under the extraordinary assumption that the subject building can be used for industrial purposes.

# Total Soccer stadium cannot be used as an Industrial Facility



This is a 20 year Recreation tax increase!



# Government Run facilities **don't pay taxes**

From Tractors to toilet paper, from fertilizers to sports equipment, Government run facilities don't pay property tax, sales tax, nor state and federal income tax.

Even with the 32% special tax cut, Total Soccer Stadium would pay approximately \$7 million in property taxes over the 20 year proposed tax increase period- *if the tax increase is defeated.*

# Government run Stadiums have a terrible record of **cost overruns!**

Government employees have much higher salaries and pensions than private workers. Government run facilities are big money losers!



The Silver Dome, Joe Lewis, Cobo Hall, the Palace have lost millions of Tax dollars.



The entire 20-year tax increase will cost approximately **\$51.5 million**

Approximately \$1,850 per man, woman, and child. A family of four would save \$7,400 if the 20-year tax increase were defeated.



# Dirty Tricks by Washington TWP officials and Total Soccer

1. Grants a special 32% tax cut to TS on March 19, 2019 agreeing with \$5.4 valuation then signs a purchase agreement for \$11.5 million on August 1, 2019!
2. Issues TS a 16 month retroactive temporary occupancy permit ignoring health and safety obligations
3. Blocks opposing viewpoints on WBRB Public TV
4. Spends \$12,510 in tax dollars to promote the 20 year tax increase with two mailings, flyers, websites and TV shows
5. Total Soccer owner tells people opposed to the tax increase to leave the Stadium Open House
6. Forces Appraiser to create a "hypothetical industrial valuation" for Total Soccer Stadium-- still only \$6.4 M



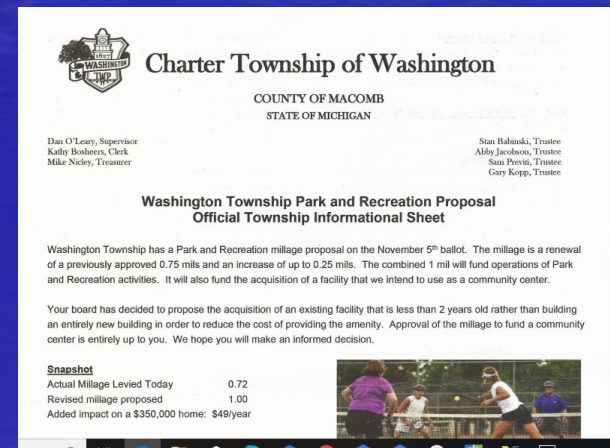
# Total Soccer filed **legal gag order** against No tax increase Trustee Sam Previti

Republican Trustee Sam Previti was **the only** Washington Township official to **Vote NO** on the 20-year Stadium Tax. With \$12.5 million Stadium purchase on the ballot, Total Soccer is trying to bully Elected officials and citizens who dare oppose the 20-year Tax increase.



# Washington Twp using Your tax dollars promoting a 20-year tax increase

Washington Twp mailed a color, two sided, glossy flyer to every door in Washington Township, including to non-voters, non-citizens, illegal aliens, businesses and people who don't vote for religious reasons!





# Sneak Attack 20 year tax increase Election



At 8 am, August 12, 2019 on the last day permitted, Washington Township voted to hold a "Sneak Attack" 20 year tax increase election on November 5, 2019 when fewer than 8% of residents are expected to vote rather than November 3, 2020 when over 65% will vote. The Recreation millage doesn't expire until December 31, 2020. The special election will cost approximately \$12,000!

# The "KEEP PARKS & REC" *signs are dishonest*



Since the current Parks and Rec **tax millage** *does not expire* until **December 31, 2020**.

All previous Recreation tax elections were for a four-year period to regularly force governments to prove their programs are running efficiently.



# A Parks and Rec tax increase a year early overcharges us approximately \$3 Million

The current Parks millage is .7198. The Parks millage is expected to be .70 on January 1, 2020 due to the Constitutional tax limitation requirement that governments shall not get more than an inflation rate increase each year plus new growth without a vote of the people.



# Washington Twp wants to spend \$3.5 Million of budget surplus on the Soccer Stadium instead of roads!

## Our Sources of Funding for This Project

- General Fund Portion
  - \$3.5mm from available cash and land sales
- Park and Rec Portion
  - \$8 mm bond for purchase
  - \$2.4 mm or more for phase I enhancements (board to determine)
  - Phase 2 and 3 to be focused on in the future (2 could move up with a higher millage)





# Washington Twp considering an even higher future Parks millage!

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A Community center can be done for a lot less than paying \$11.5 M for a money losing Soccer Stadium



# Just like Communist China, Washington Township bans speech they don't like

Washington TWP prohibits **No New Taxes** presentations on WBRW Public access TV. This Freedom of Speech ban is a violation of our US First Amendment Constitutional rights.





# Businesses and Customers **will suffer** from **higher prices due to the 20-year Stadium tax increase**

Higher taxes means Romeo/Washington Businesses will have to raise the prices of their goods and services putting Businesses and Customers at a **big disadvantage** *for the next 20 years*. Everything from gas, groceries, clothes, school and house supplies and medicine will cost more.



# Shelby Township's new activity center cost \$3.75 million

Washington Township only has 28,000 people compared to Shelby Township's 79,100 (2017) Why spend \$12.5 million to buy a Soccer stadium?

## First look at the new Shelby Township Activities Center 9-6-19 Gazette

The new Shelby Township Activities Center will open its doors at noon on Saturday, September 28 at 14975 21 Mile Road.

The activities center increases the footprint of the former senior center on Van Dyke from 11,404 square feet to 25,000 square feet.

"This building gives us so many more opportunities to serve the residents and seniors," Parks, Recreation and Maintenance Director Joe Youngblood said. "We're offering a lot of new programs and events, and we're just scratching the surface of what we can do."



"With a 7,500-square-foot full-size gym, more than eight acres of sports fields and grounds, and features like a computer lab and lounge with wireless internet, this building will be the center of our township for many, many years," Township Supervisor Rick Stathakis said.

The Shelby Township Board of Trustees approved the purchase of the former Boys and Girls Club in October last year — \$2.25 million for the property and \$1.5 million budget for renovations and improvements, a total investment of \$3.75 million.

The center will have an indoor walking area and a dedicated computer lab. Along with senior center services, the activities center will host parks and recreation activities including crafts, fitness classes, dance, basketball, volleyball, and pickleball.

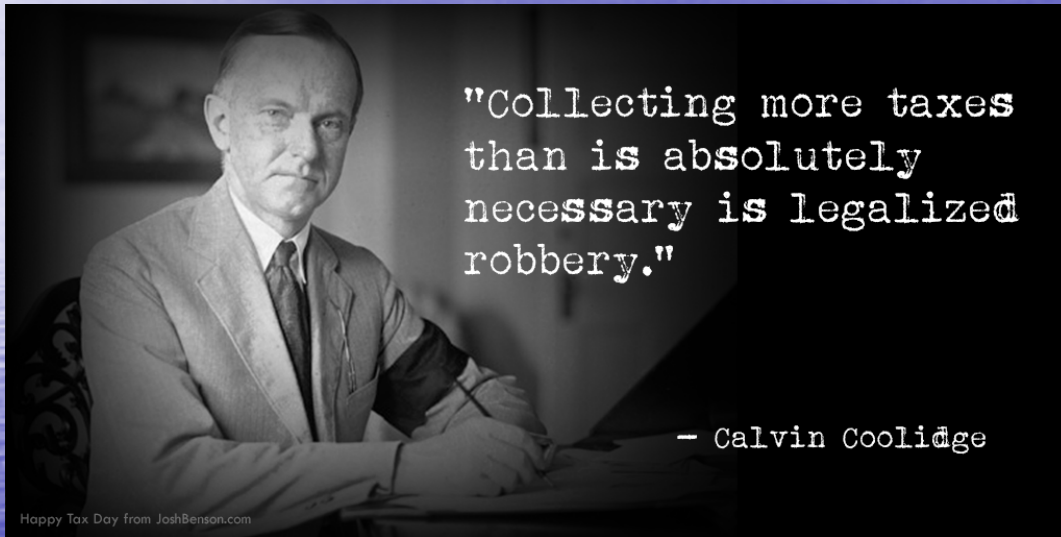
The activities center will house Parks and Recreation offices and staff as well as operate as the township's senior center.

At the grand opening, residents can tour the facility and enjoy music, food trucks, games and more.

Total Investment \$3.75 Million



# Taxes are legalized Robbery

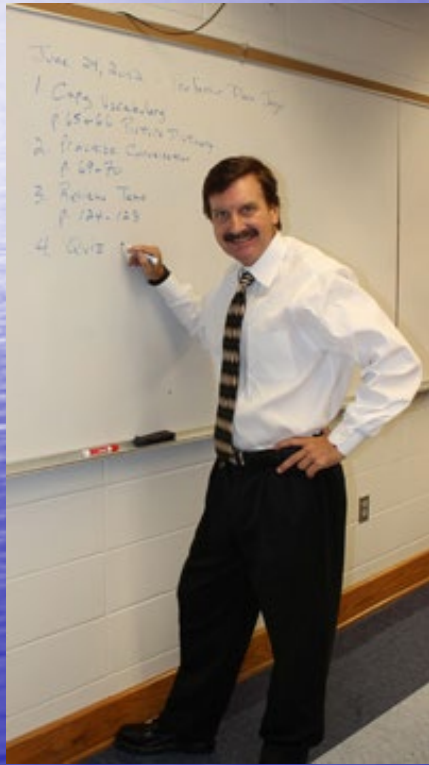


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# All Source Documents *posted on* [www.usataxfighters.org](http://www.usataxfighters.org)



Professor Dave Jaye  
Retired State Senator

