

2009 SPPACE QUESTIONNAIRE

Reed Esarove Stallings Town Council District 2

1. What are the top three issues your community needs to address? How would you propose to tackle these issues?

Development of infrastructure for growth - We need to take very hard looks at the development of the City's Master Plan. It is still in the development stages right now but needs to incorporate infrastructure growth to support new development for the City. Stallings needs a clear plan on the direction of road development, business development and residential development for current and future projects. This should also include existing neighborhoods and businesses.

Development of green spaces - Stallings needs to incorporate into it's parks master plan and then into the City's master plan, the development of green space, parks and eventually a park district. Stallings currently doesn't have much in the way of biking trails, jogging paths and public parks. We need to develop all three in a thoughtful roll out plan Incorporated in the park and rec. master plan and the City's master plan!

Road development - The Council in the next 4 years is going to spend a lot of time looking at road improvements all over the City. In the past Stallings has grown out of necessity without a real plan on how to do it or approach it. The Council will have a lot of work to do in maneuvering the Town of Stallings into a position to be ready to grow, support existing and new business along with the blending of new and existing residential areas!

2. Because of present economic realities, what changes do you propose to your town's policies and regulations?

Develop a "Lien" form of government. Private sector businesses have learned to more with less for many years otherwise they went out of business. Government needs to adopt the same principles! We need to work with the developers that propose new residential areas and commercial developments to ensure that they are a partner in the development of the infrastructure needed to support their projects. The City needs to grow it's tax base through new development instead of new taxes along with very controlled spending practices.

3. Do you believe your town should fund school capital costs, parks, roads, transit, police and fire protection needs for your town? Should purchasers of new homes be responsible for funding these services for the entire town? Do you believe that these types of proposals are a fair way to pay for required services to existing taxpayers?

We should fund most of these things but in a very controlled way. We need to build partnerships wherever possible to offset infrastructure costs. These partnerships can be with developers, other government agencies in the form of grants and the public. We need to watch our investment to make sure though that it is the right time and place for such activity. If Stallings is looking to grow, we should create an environment that is truly pro growth while maintaining the "Spirit" of the Town.

4. How would you encourage your town's/community's economic growth while including a variety of housing types and prices?

Diversity is the key to sustainable long term growth! The right mix of residential and commercial development must prevail in Stallings. Development of one standard of

business or residence is not sustainable in the long run. A diverse community supports all sorts of growth as long as it is again controlled and planned. Stallings needs to develop a population that can support large and small business opportunities so we can move the next level in our Town's development. This again falls back to the need to complete the City's Master Plan!

- 5. Recently adopted ordinances and policies have increased development costs and as a result will increase prices for office, industrial and retail space, as well as housing. What could be done to lower development costs in order to prevent families and businesses from relocating across county lines?**

Stallings has had a very good track record lately of not raising or decreasing the tax burden on the tax payers! I wish to continue this by fostering development both private and commercial in residential and industrial areas. Unless the City continues to grow, we will eventually need tax increases and that just isn't an acceptable option!

- 6. Would you support a cost/benefit analysis for existing and proposed land use regulations in order to ensure that the purported benefits outweigh their negative impact on economic development and housing affordability?**

Yes, I would support it! I will look at the cost/benefit analysis on everything that I vote on should I be elected!! It's a shame that that question needs to be asked, but it does. In so many times in the past, I have wondered if government spends money and really understands what they are doing when they do it?? People in government need good business experience, they are doing just that, managing a business! Far too often people are elected to positions that they have no real experience for. Their intentions are good but the does not make up for true knowledge!! I hope to bring my experience to the Council and make a positive difference in the residents of Stallings' lives everyday!!