



PRSR.T. STD.  
U.S. POSTAGE  
**PAID**  
BELOIT, WI  
PERMIT NO. 16

1118 Central Avenue  
Beloit, WI 53511-5407

**Return Service Requested**

## GROUND SWELL

### **VALUE CAPTURE BILL** (from page 1)

Tucker, *The Self-Supporting City*, for which I wrote a new Afterward."

The Batt study is accessible on the Center for Study of Economics' Urban Tools.org website at <http://urbantools.org/policy-papers/transportation/ValueCaptureAsAPublicFinanceTool-BillBatt.pdf/view>

Dr. H. Wm. (Bill) Batt is the Executive Director of The Central Research Group, Inc., Albany, NY. He is the author of the 1997 paper, "Value Capture As a Tool in Transportation: An Exploration in Public Finance". Quoting from the Executive Summary: "This study shows how value capture could have been used to finance a portion of the New York State Interstate Highway System, a nine-mile stretch of I-87 known as the Northway, from its southern terminus to the point where it crosses the Mohawk River in Albany County. It is the most heavily traveled section of the Northway and has experienced the greatest contiguous development of the Northway's right of way and construction costs were in the range of \$129 million (current dollars). The additional land value that has been generated on its account only within two miles on either side has totaled \$3.612 billion. ... Value Capture, most simply defined, is the means by which capital infrastructure investment is financed through means of 'capturing' either some or all of the added value of real property that results directly from that investment."

(Bill Batt may be emailed at [hwbatt@gmail.com](mailto:hwbatt@gmail.com). Tom Gihring may be emailed at [tagplan@gmail.com](mailto:tagplan@gmail.com)) <<

### **ANNUAL CGO CONFERENCE** (from page 2)

The 2011 bus tour will feature a tour of the historic Fort Snelling, the first governmental settlement in the area as well as the home of Great Northern Railway magnate James J. Hill, followed by sight-seeing in downtown Minneapolis and St. Paul. Those who want a break from heady sessions can hop a shuttle to the mindbendingly and kid-friendly huge Mall of America, just a few minutes' drive away. We'll be staying at the Sheraton Minneapolis South, at 7800 Normandale Blvd. Rates and schedule information are online at [www.cgocouncil.org](http://www.cgocouncil.org). Be sure to register as soon as possible and reserve your hotel room before July 15<sup>th</sup>. After that date, prices will go up.

For more information please contact Sue and & Scott Walton, email [sns@swwalton.com](mailto:sns@swwalton.com), or phone 847/475-0391. << == =

### **INTERVIEW** (from page 15)

whether that be a First Nations band, a community trust, or some similar organization. The key is to maintain that long-term link between the land and those who make decisions over it, and must depend on it to support them and their descendants.

(Scott Baker is president of the Common Ground-NYC chapter of Common Ground-USA. He may be emailed at [ssbaker305@yahoo.com](mailto:ssbaker305@yahoo.com)) <<