



Public Comment #2

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

BOS Meeting 4/20/2021, item 2. 21-0628

BOS Board 4/19/2021

Ruth Michelson <ruthmichelson@sbcglobal.net>

Sun, Apr 18, 2021 at 11:49 PM

To: Lori Parlin <bosfour@edcgov.us>

Cc: BOS Clerk EDC <edc.cob@edcgov.us>

Dear Board of the Clerk- Please distribute this email to all of the Board of Supervisors and to CAO Don Ashton. Please attach this correspondence to Item 2 on the consent calendar. Thank you.

Dear Supervisor Parlin,

I request that Item 2 on the April 20th, 2021 Agenda be pulled from the Consent Calendar for discussion.

I have followed the transactions that have taken place on 515 and 525 Main Street as they've been reported. I have an interest in these buildings as I own a building and business in downtown Placerville, and I care about what happens to historic buildings. I am also concerned about the City's track record in preserving historic buildings, case in point would be Old City Hall. I'm also concerned about the financial arrangements the City has made to purchase this building, using the funds of their tenant, Arts and Culture El Dorado.

If I were to go to a seller/bank and say "I'd like to purchase a home/building, and have it in my name, but my mom will be paying for it", that would never fly. When you go to a bank, they want to see that you have your own funds in your account to pay the down payment, and they want to see that you yourself have the means to make the subsequent payments. How can the County accept that another party besides the City is providing the funds for this purchase? This exact arrangement is stated in a letter from Arts and Culture El Dorado, and was part of the packet in the City Council meeting of 4/13/2021. See the attachment below.

From a layperson's perspective, and I have no knowledge to prove this, but it would seem that once the Arts and Culture El Dorado makes the second payment of \$15,000 in a year, after having provided the initial \$10,000 down payment, that they would be in the perfect position to have the building grant deeded to them. Why not? I think this scenario needs to be considered. The City has made the strong argument that these buildings need to belong to the City long term; is this truly their plan? Maybe this is explained somewhere, and I've missed it.

As a tenant, I wouldn't fund \$25,000 for my landlord to purchase the building I occupy, without getting something in return. And, even if they're this generous and do this, from a landlord's perspective, if the Arts Council doesn't perform as expected (and the City expects them to do a lot of fundraising for building improvements) it'll be pretty difficult to remove them after they've provided the building purchase funds. I think it's a landlord/tenant relationship that entails conflicts-of-interest and is not a good business arrangement.

Also, I big argument that the City made against the sale of 515 and 525 Main to the 1848 Group was that there hadn't been enough public comment. Now that the City has made an arrangement to buy the 525 building. what happened to that necessary public comment? I haven't seen or heard any. Have they gone through that process? No. I think that was a convenient complaint when they wanted to protest the selling of the building to the 1848 group, but now they've dropped that issue.

Yes, there have been Blue Ribbon Committees in the past, and select parties interviewed, but I'm not sure that comprises current "public comment."

It seems the County is well within their rights to sell 515 Main to the 1848 Group. After all, they had the winning bid twice for both of the buildings. 525 has been separated, but they still are the successful overall bidder.

Once a new deal was made, and 525 was broken off into a separate sale, the process of asking for bids for that one building needs to start again. Why should the City get an inside deal of getting a building for \$25,000, when other governmental entities and non-profits deserve to have an opportunity to get a building at such a bargain basement price?

Is the County doing its fiduciary duty to sell a building to a single source bidder, without due process? I think the County could easily get more than \$25,000 for the building, and the taxpayers deserve and I think have the right to get more money for County surplus property, to put into the county coffers.

I know this "compromise" was meant to be a "kumbaya moment" for all, but sometimes compromises such as the one proposed do not really pass muster when one steps back and looks with a discerning perspective.

I would like this item pulled and these questions answered in a respectful and non-generalized way. All of us taxpayers deserve answers to these questions. Thank you.

Ruth Michelson
District 4

https://www.cityofplacerville.org/media/City%20Council%20Staff%20Reports/2021/04%2013%202021/12.3_AttB%20morris%2008apr21.pdf



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Comments on Consent Calendar Item 2: Sale of 525 Main Street

1 message

Jennifer Chapman <jenchapman415@gmail.com>
 To: Clerk of the Board <edc.cob@edcgov.us>
 Cc: ruthmichelson <ruthmichelson@sbcglobal.net>

Mon, Apr 19, 2021 at 6:05 AM

****ATTN: Clerk of the Board**** -- Please ensure these comments reach the Board of Supervisors before tomorrow's meeting. Thank you.

April 19, 2021

Dear El Dorado County Board of Supervisors,

In my opinion, the sale of 515 and [525 Main Street](#). to the El Dorado County Historical Society's new sister organization El Dorado 1848 should have been fully executed without hesitation. The objections that were raised about public process can much more validly be raised in relation to the City of Placerville's intent to create a cultural district without a public process, within a historic district that was approved by the Planning Commission in 2012. **These historic buildings should be managed by people / organizations that have a long track record with historic preservation and restoration.** I am in favor of the original plan to sell both to El Dorado 1848. They are from the same historic era and should be managed together. If there are two sales -- the conditions placed on the buyers need to be the same.

Another concept for [525 Main Street](#) related to the El Dorado 1848 proposal and the California and Pony Express National Historic Trails (which include portions of the Highway 50 corridor in El Dorado County) is to create a "Trails & Travel Center" for orientation, interpretation and travel planning. Groups that would be involved include Oregon-CA Trail Association, National Pony Express Association, and Lincoln Highway Association -- Friends of El Dorado Trail / "rails to trails" and the railroad tourism organizations would also be appropriate for this theme and purpose.

The "2017 Cultural Master Plan" for El Dorado County completed by the arts council (now Arts and Culture El Dorado) included non-transparent collaboration with invite-only participation rather than a public process to arrive at a plan for the historic buildings on Main Street. No formal public comment period was provided and no alternatives were developed and presented. The Cultural Master Plan presents ideas for the historic buildings on Main Street. The cultural plan states:

"Historic Courthouse Complex Repurpose Project - El Dorado Superior Court, currently housed in a historic courthouse on Main Street in Placerville, is slated to move to a new location. During the Cultural Master Planning process, the opportunity presented itself to look at four buildings – the Courthouse, the District Attorney's building, and the historic City Hall and Firehouse – as an integral whole and to create a complex to house visual and performing arts, space for historical exhibitions, and live-work space for visual artists. This complex, when developed, could serve as the beginning of an arts district."

Many other community groups have alternatives for these buildings. Some of these ideas and the context of the Downtown Historic District (which did have a public process through the planning commission) are summarized here: <https://1848gold.files.wordpress.com/2020/01/alternative-master-plan-v2-.pdf>

Supervisor Thomas should recuse herself from this item to due to her direct involvement with the arts council on the development of the 2017 cultural plan. She should have also recused herself from the previous discussion that stopped the sale to El Dorado 1848. ****City Council members Neau and Saragosa have already recused themselves from this topic -- likewise Mayor Thomas's relationship to Supervisor Thomas and their involvement in creating a non-transparent cultural district plan related to 515 and [525 Main Street](#) are reasons for recusal.****

The historic WPA era post office at [515 Main Street](#), the mural about the timber industry inside ("Forest Genetics, 1941"), and the old BOS meeting room / annex at [525 Main Street](#) are New Deal historic resources that are nationally significant. The mural also references the railroad that played an important role in this era. Please see the attached survey forms completed by an architectural historian. Note the coding of 3B for the historic post office which indicates national register eligibility. Further evaluation should be completed on the Annex for eligibility at the local level of significance associated with development of Placerville & El Dorado County government. Currently, [525 Main Street](#) is identified as a contributing element to a nationally significant historic district.

An arts district is a great idea as a creative development strategy for Broadway or Placerville Drive, but it should not dilute the meaning and integrity of the nationally significant historic district in downtown Placerville. If this arts district is going to embrace agricultural heritage, Broadway / Upper Broadway may be the best location as a gateway to Apple Hill. It makes sense to have performances on Broadway,...*"let's go see a Broadway play!"*

Please support the vision of two separate districts in Placerville -- a historic district on Main Street -- and an arts district in a different corridor. "Arts" can include "agricultural arts" if "Ag in the Classroom" and "culinary arts" are also to be part of this arts district.

The original plan to sell 515 and 525 Main Street to a group that is committed to the preservation and restoration of these buildings and to uses focused on heritage education and historic resource interpretation are in the best interest of the County as a whole.

If there are 2 separate sales -- the conditions placed on each buyer should be the same.

Sincerely,

--

Jennifer Chapman
Placerville Resident

2 attachments

 **515 Main Street-1.pdf**
310K

 **525 Main Street.pdf**
262K

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3B
Date _____

Other Listings _____
Review Code _____ Reviewer _____

Page 1 of ____ *Resource Name or #: (Assigned by recorder) 515 Main Street

P1. Other Identifier: Placerville Post Office

*P2. Location: Not for Publication Unrestricted *a. County El Dorado

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Placerville, CA Date 1973 T 10N R 11E S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 7, MDBM

c. Address 515 Main Street City Placerville Zip 95667

d. UTM: (Give more than one for large and/or linear resources) Zone 10 mE/ _____

e. Other Locational Data: e.g., parcel #, directions to resource, elevation, etc., as appropriate). APN 001-151-021
Lot XX, Block 29 of Placerville Townsite

*P3a. Description: Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).

This Art Deco Post Office was designed by architect Louis A. Simon and built by the Federal Works Department. Built of reinforced concrete, the one-story building has five bays and a hip roof. Entry is via double glass and frame doors, accessed by concrete stairs from the sidewalk, and protected by a projecting canopy. Art Deco grille work and a golden eagle are located above the entry doors. Two windows, behind decorative Art Deco grilles, flank the entry on each side and are set in recessed panels; they continue along the side elevations.

*P3b. Resource Attributes: (List attributes and codes) HP14, Post Office

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) View N, June 2018

*P6. Date Constructed/Age and Sources: Historic Both
1939/1974 Remodeling

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)

Judith Marvin
Foothill Resources, Ltd.
P.O. Box 2040
Murphys, CA 95247

*P9. Date Recorded: 6/6/2018

*P10. Survey Type (Describe):
Reconnaissance

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

Page 1 of

*Resource Name or #: (Assigned by recorder) 525 Main Street

P1. Other Identifier: Board of Supervisors Meeting Room

*P2. Location: Not for Publication Unrestricted *a. County El Dorado

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Placerville, CA Date 1973 T 10N R 11E S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 7, MDBM

c. Address 525 Main Street City Placerville Zip 95667

d. UTM: (Give more than one for large and/or linear resources) Zone 10 mE/ _____

e. Other Locational Data: e.g., parcel #, directions to resource, elevation, etc., as appropriate). APN 001-151-031
Lot XX, Block 29 of Placerville Townsite

*P3a. Description: Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).

This simple Art Deco building has a rectangular mass and a flat roof. The building is constructed of reinforced concrete. The primary façade features three traditional flat pilasters separating a fixed tripartite window and a recessed doorway. Fenestration on the side elevations consists of 2/2 light frame sash windows, double-hung.

*P3b. Resource Attributes: (List attributes and codes) HP14, Board of Supervisors Meeting Room

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) View NE, June 2018

*P6. Date Constructed/Age and Sources: Historic Both
1936

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)
Judith Marvin
Foothill Resources, Ltd.
P.O. Box 2040
Murphys, CA 95247

*P9. Date Recorded: 6/6/2018

*P10. Survey Type (Describe):
Reconnaissance

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____