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TAXPAYERS ASSOCIATION OF EL DORADO COUNTY
Post Office Box 13  Placerville, California 95667
Founded in 1958

DATE: April 11, 2011
TO: Mountain Democrat
1360 Broadway
Placerville, CA 95667

El Dorado County Board of Supervisors
330 Fair Lane, Bldg A
Placerville, CA 95667

FROM: Ellen Day, President 
Taxpayers Association of El Dorado County
P.O. Box 13
Placerville, CA 95667

2011 APR 11 AM 10:29
BOARD OF SUPERVISORS
EL DORADO COUNTY

The Taxpayers Association of El Dorado County opposes El Dorado County's involvement in the Redevelopment Plan for the Placerville Redevelopment Agency.

Measure "A", "Citizen's Right to Vote on Revenue Bonds Initiative" was initiated to prevent a Board of Supervisors from "deficit spending", and indebting its residents, employees, and boards far into the future, without a vote of the people.

**Rational/discussion regarding:
REDEVELOPMENT PLAN FOR THE PLACERVILLE REDEVELOPMENT PROJECT**

In the way of review, in 1990 the Taxpayers Association of El Dorado County supported Measure A, "Citizen's Right to Vote on Revenue Bonds Initiative". With its passage, which is still in effect, it requires the El Dorado County Redevelopment Agency, El Dorado County Bond Authority and Joint Powers Agreement (or any similar agreement for future debt) to provide the plan in writing, the cost of the plan and go to a vote of the people and, if, a simple 51 % agree the project can move forward. This is "deficit spending" and it indebts its residents and future boards far into the future.

With the proposed "REDEVELOPMENT PLAN FOR THE PLACERVILLE REDEVELOPMENT PROJECT" containing 267 acres under the jurisdiction of El Dorado County, we believe that Measure "A" requires an ordinance stating and defining the above listed requirements to the public, and a majority vote of approval by the El Dorado County voters

before being enacted. If this Redevelopment Agency is successful and in operation, the “tax increment” revenues that would be generated from county property would inure to the City of Placerville instead of El Dorado County.

El Dorado County residents should be made aware and fully understand that the Redevelopment Agency is a governmental authority, separate from the elected county government, with its own revenue, budget, staff and expanded powers to issue debt (bonds) and condemn private property. Under normal circumstances, eminent domain is used by the government to acquire private property by condemnation for public good, with the payment of just compensation. The powers of a Redevelopment Agency expand the use of the eminent domain process by allowing the acquisition of private property for the benefit of another private entity, with the intended purpose of increasing the tax base.

An important aspect that accompanies a Redevelopment Agency project is the change of taxes that potentially can affect schools, libraries, police and fire departments, community health and recreation programs, water systems, roads and sewers, and any entity relying upon local tax dollars.

The following is excerpted from *Redevelopment: the Unknown Government* by Municipal Officials for Redevelopment Reform (http://www.missionviejoca.org/pdfs/rug_2004.pdf)

In summary a redevelopment agency has four extraordinary powers held by no other government authority:

- 1. Tax Increment: A redevelopment agency has the exclusive use of all increases in property tax revenues (“tax increment”) generated in its designated project areas. This means all increases in property tax revenues are diverted to the redevelopment agency and away from the cities, counties and school districts that normally would receive them. While inflation naturally forces up expenses for public services such as education and police, their property tax revenues within a redevelopment area are thus frozen. All new revenues beyond the base year can be spent only for redevelopment purposes.*
- 2. Bonded Debt: A redevelopment agency has the power to sell bonds secured against future tax increment, and may do so without voter approval.*
- 3. Business Subsidies: An agency has the power to give public money directly to developers and other private businesses in the form of cash grants, tax rebates, free land or public improvements.*
- 4. Eminent Domain: An agency has expanded powers to condemn private property, not just for public use, but to transfer to other private owners.*

Redevelopment projects are stated to be for “public use” where “public use” includes privately owned shopping centers, auto malls and movie theaters; anything a favored developer wants to do with another individual’s land.

The Taxpayers Association of El Dorado County believes that worthy projects are best accomplished through private investments, thus avoiding extraordinary powers being given to what is frequently an unelected government established entity.

April 11, 2011

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Placerville Redevelopment Agency

The 1990 action for Measure "A" was taken due to the fact that the El Dorado County Board of Supervisors had refused to respond to the public's objection to the El Dorado County's plan; including an unsuccessful taxpayer lawsuit to allow a public vote on the huge indebtedness. Their plan, established by Resolution #371-89 and Ordinance # 4070, authorized the "El Dorado County Redevelopment Agency" and "Joint Powers Agreement", which created the "El Dorado County Bond Authority" to deficit, spend up to \$30 million for construction projects.

The original plan per Ordinance No. 4070 stated:

WHEREAS, the County now desires to acquire, construct and install the following facilities and improvements related to the following: (1) the construction of a new court/court support building in Placerville, California adjacent to the County's existing jail facility in accordance with the Criminal Justice Master Plan of the County; (2) the construction of a government center roadway exchange at the Ray Lawyer Drive in Placerville, California; (3) the construction of a new facility for the housing of Community Development, administration of the Department of Transportation, Environmental Management, the County Surveyor and other administrative functions in Placerville, California; (4) the expansion of Building "A" of the County Government Center in Placerville, California; (5) the construction of a new office building at the County Administration Center in South Lake Tahoe, California; (6) the construction of additional jail beds at the County jail facility in South Lake Tahoe, California; and (7) the construction of a new library branch in Cameron Park, California (referred herein individually as "Units of the Project" and collectively, the "Project"; and

As we see local, state and federal government sinking deeper into debt, we are concerned for those who work for the local government agencies and know the importance of their service; as well as concern for the impact on taxpaying residents. Redevelopment Agencies, Bond Authority with Joint Powers Authority continue into the future and may cause for more jobs to be lost. The Taxpayers Association of El Dorado County opposes the County of El Dorado's involvement in the Placerville Redevelopment Project. We believe the intent of the El Dorado county taxpayers and voters was made clear when Measure "A" - "Citizen's Right to Vote on Revenue Bonds Initiative" was passed in 1990.

RECEIVED
BOARD OF SUPERVISORS
EL DORADO COUNTY

Sharlene S. McCaslin

2011 MAR 14 PM 3:56

2902 Norman Street
Placerville, CA 95667
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sharlene.mccaslin@sbcglobal.net

March 13, 2011

Ray Nutting, Chair
El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

**COPY SENT TO BOARD MEMBERS
FOR THEIR INFORMATION**

Re: Eliminating Redevelopment

DATE 3-14-11

Dear Chair Nutting:

*cc: Agenda Clerk
cc: CAO - M. Amberguth*

I urge you to withdraw support for the City of Placerville Redevelopment Plan immediately. Redevelopment would divert public funds from essential services needed by our community, and instead would line the pockets of favored developers, bond brokers, lobbyists and consultants. Redevelopment will burden future generations as they inherit the overwhelming 45-year obligation created by bonded indebtedness.

The City of Placerville does not need one more layer of bureaucracy to control the growth of our community under the guise of eliminating blight. Redevelopment is an excuse to take control of private property through eminent domain, and public/private partnerships are another way of subsidizing private development.

We need responsible use of our tax dollars to repair the streets, replace old sewer and water lines, support our fire and police department, educate our children and enrich our general fund. The planned redevelopment projects will eliminate the very elements that give Placerville its unique character and will destroy our sense of place. Make our City representatives responsible for living within their means like the rest of the community.

Sincerely,



Sharlene McCaslin

INTER-COUNTY PROPERTIES CO.

P.O. BOX 534

PLACERVILLE, CA 95667

Phone# (530) 622-3142 Fax# (530) 622-0897

Email: icpc@d-web.com

May 5, 2011

Board of Supervisors

COPY SENT TO BOARD MEMBERS
FOR THEIR INFORMATION

DATE 5-16-11
Dists 1-5, County
Counsel, CAO, DOT.

2011 MAY 16 AM 11:37
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BOARD OF SUPERVISORS
EL DORADO COUNTY

The Cedar Ravine Roundabout and the Placerville Redevelopment District

As the owners of the commercial building at the Southwest corner of Main Street and Cedar Ravine, we are obviously affected by the plan to construct a roundabout at that intersection. While we are not opposed to the idea of roundabouts in general, we have several concerns about this project that have not yet been fully addressed.

First, we have questions about the specific design of this project. Mini-roundabouts with diameters less than 100 feet are recognized as being more difficult to design, and large projects built in open areas are not comparable. There are numerous driveways, pedestrian crosswalks and parking areas in close proximity to this project, as well as the possibility of adverse impacts on the Pacific Street intersection, and truck traffic to Marshall Hospital. Despite numerous requests, we have not been provided with specific design information or examples of comparable projects built in similar small spaces.

Second, we have serious questions about the economic justification for this project. The current intersection, even at rush hour and on summer mornings when the Farmer's market is in operation seems to function well, and traffic flows are more of a problem at the adjacent intersections with Pacific Street and at Bedford Street. The need to replace the Clay street bridge with one 55 feet wide is also unclear. In the current economic climate the disruption and damage to the adjacent businesses seems especially unwise, and the loss or disruption of the Farmer's Market in the Ivy House parking lot would be extremely unfortunate. This project bundles together several separate parts, but given the infrastructure needs for road and sewer upgrades it does not seem a justified use of more than \$4.7 million in taxpayer funds.

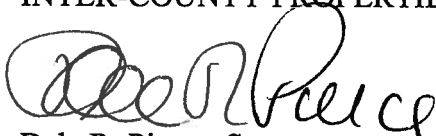
Third is the loss of parking spaces. Currently, shortage of parking has far more impact on the economy of downtown Placerville than does traffic flow. Our property has made significant contributions to the Parking District, and City Staff assured us that our benefit would be the spaces across the street in the Ivy House lot. Now 34 spaces are to be eliminated, and the mitigation for the loss of these spaces has not been spelled out. What is clear, however, is that these spaces will be outside the Parking District, and at a cost that is **not** included in the proposed budget or grant funding.

The Draft Project Report (*Clay Street #25C-0117 Draft Project Report July 2010*) states that the impetus for this project is the possibility of future congestion and that the 2006 streetscape plan identifies a roundabout at this location. This seems an inadequate justification to spend \$4,700,000 for a project that will disrupt businesses, seriously disrupt a popular Farmer's Market, reduce parking and not solve the City's infrastructure problems.

This project directly affects our concerns about the proposed Redevelopment District. We are concerned that the only way the roundabout project can be completed is to use the Redevelopment process to acquire and construct the required parking mitigation. Since the same staff and decision making process will be administering the Redevelopment District as developed and approved this roundabout, we have serious reservations about that process. At this time we cannot support the Redevelopment District


Very truly yours,

INTER-COUNTY PROPERTIES CO.



Dale R. Pierce, Secretary

INTER-COUNTY TITLE CO.
OF EL DORADO COUNTY



Thomas J. Chandler, Vice-President
Tenant