

EDC applauds South Tahoe's delay on redevelopment



To the community,

The El Dorado County Board of Supervisors voted unanimously to send a letter outlining their concerns regarding South Lake Tahoe's plans to adopt a redevelopment plan without consulting them first.

The April 6, 2010, county letter sites various issues related to the city's definition of blighted areas and parcels included, the speculative intention of the scope and size of the area, the city's environmental and financial analysis, utility company concerns, and the lack of communication with the county on this redevelopment plan.

County board members wanted to be clear that this letter and their concerns were not intended to prevent the city from proceeding with redevelopment goals, but, they did however state, "While the county does not wish to unnecessarily impede the city's planning and development goals in the proposed Project Area, the documentation prepared by the Redevelopment Agency does not provide sufficient evidence that the proposed Project Area is blighted, as defined by the California State Community Redevelopment Law."

Supervisor Norma Santiago, South Lake Tahoe's representative on the El Dorado County Board of Supervisors emphatically agrees.

"I fully support redevelopment as a method and tool to improve

blighted areas, and as a great opportunity to communicate with involved agencies to implement a common vision," says Santiago.

The county's letter also states that staff estimates that, even with statutory pass-through payments, the County is likely to lose between \$4,660,176 and \$16,953,025 in property tax increment over the life of the proposed Redevelopment Project, depending on the success of the Project. This loss of tax increment would put a severe strain on the county's ability to provide needed public health and safety programs throughout the region.

Santiago sees this as a good opportunity for the county and city to work on the project together, noting also that the South Tahoe Public Utility District joins the county in its objections to the project definitions.

"Jurisdictions like the utility district and the county have the responsibility to protect their constituents and make sure their tax dollars are spent correctly. While we realize doing nothing to address blighted areas would be detrimental to all jurisdictions and constituencies, we have to insist that this project is done legally and correctly for all involved; the city, the county, special districts and our constituents," she added.

The city of South Lake Tahoe, at their public meeting (April 6), agreed to postpone the adoption of the Redevelopment Project Plan Area No. 2 and work with the county and utility district on their concerns.

"It's a new day, let's play ball together, on the same team, and let's come up with something that works for everyone concerned," said Santiago.

El Dorado County Board of Supervisors