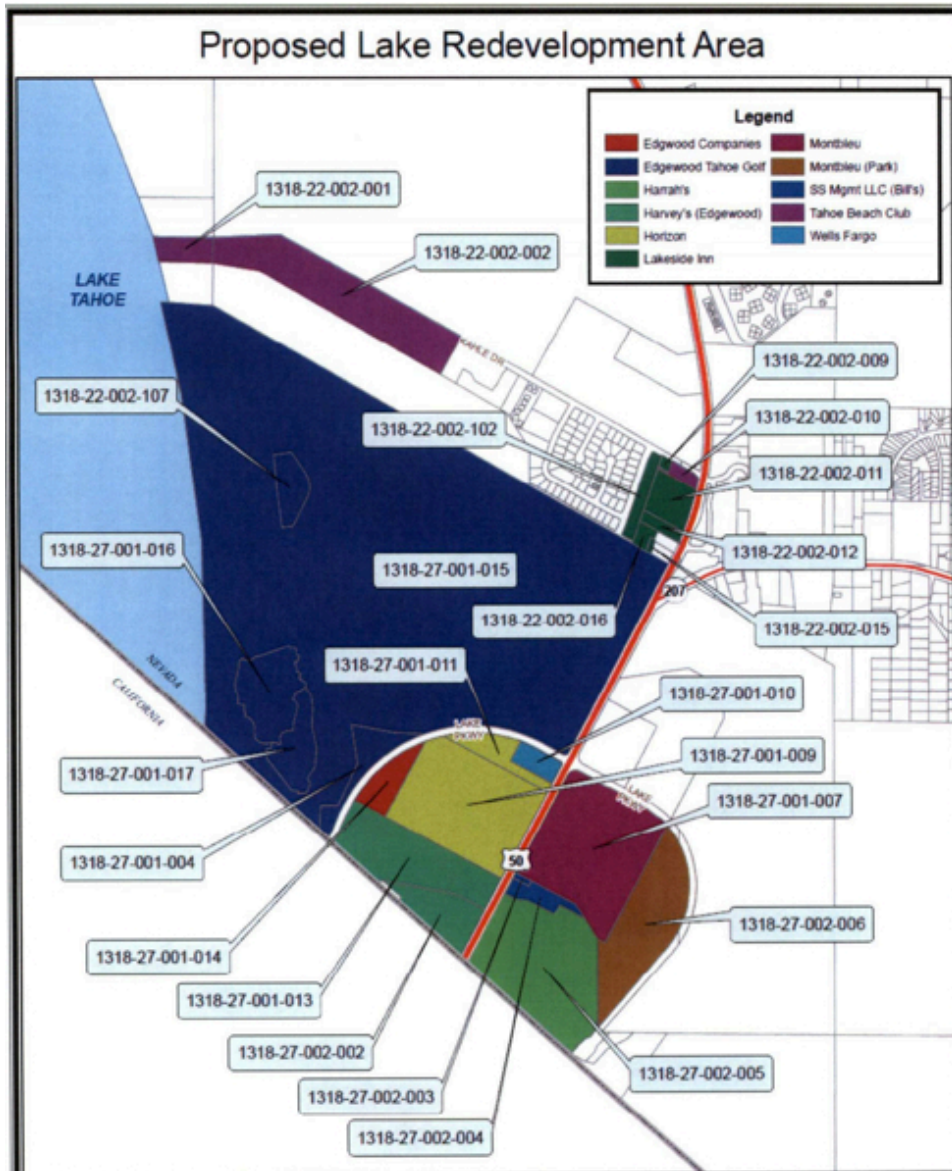


Douglas creates Stateline redevelopment area



Source: *Douglas County*

By Kathryn Reed

STATELINE – In an attempt to encourage investment in the Stateline area, Douglas County commissioners on Thursday unanimously agreed to create a redevelopment agency.

It essentially will encompass the casino core east to Kahle Drive. From Lake Park Way only the property on the north side

of Highway 50 to Kahle is included.

Mike Bradford was the only person from the public to comment. Representing the South Tahoe Alliance of Resorts, he told the board the redevelopment agency will help with implementing aspects of the **South Shore Vision Plan**. In particular he mentioned the loop road and creation of a permanent entertainment venue.

Redevelopment agencies are a product of the state, with certain criteria needing to be met to create such an entity. One of those is determining that there is blight.

The main issue that was brought up at the Jan. 21 meeting was how tax increment can impact other entities that receive property tax distribution. Tahoe Douglas Fire Protection District was singled out.

Redevelopment agencies receive their funding from what is called tax increment. When the assessed value of a property goes up – aka tax increment – all that money stays with the redevelopment agency. This means public agencies will not get those dollars.

Bradford assured the board and fire district that “public safety will not be compromised.”

Estimates are the redevelopment agency through the tax increment would collect \$47.2 million in 30 years.

The redevelopment agency, of which the commissioners are the board of directors, will also have the power of eminent domain.

The documents say, “The agency is authorized to demolish and clear buildings, structures and other improvements from any real property acquired in the redevelopment area as necessary to carry out the purposes of this plan.”

The second reading to create the agency will occur in

February.

California did away with redevelopment agencies effective in 2012, which forced South Lake Tahoe to dissolve its agency and sell off property it owned.