

Major, Councilman, My Name is Jim Tolman

656 Douglas Street

5/3/84

People have too many questions about whether putting most of Oxnard in a Redevelopment Project will benefit the people of Oxnard or simply benefit certain developers, benefit the bureaucracy, or benefit certain bureaucrats.

It is a very complex proposal and costly. As Vern Hazen has said it would not be beneficial if all these studies were done and the project not adopted.

Before any further studies are done, I urge the Council to present to the public and the Press exactly what the difference means between stimulating development in a redevelopment project and stimulating development without a redevelopment project. You can take a specific property and describe a theoretical tax increment. Tell us where the tax increment money goes with or without redevelopment. Be specific about what amount of money would be received by what agencies, what by the city in both situations, ^{+ whether the money goes to the General Fund or the Redevelopment Agency}

The powers of Redevelopment Agencies are frightening. The Council can do things as a Redevelopment Agency that would be unlawful without that Agency.

Redevelopment money cannot be used for services, such as police, fire, library, etc.

Amendments to a Redevelopment Project can be made by a majority vote of the Council, such as adding condemnation. This Council scheduled its adoption of the first stage study during the Christmas holidays last December which is a time people are busy with families and not watching the Council.

We want to know where ^{our} ~~the~~ tax dollars go. We need openness about the benefits and problems of putting most of Oxnard in a Redelkvpment Project.