656 Douglas Ave
Oxnard, CA 93030
Dec. 31, 1994

Mayor Manuel Lopez and Councilmen:
305 W. Third St.
Oxnard, CA 93030

Dear Mayor and Councilmen:

The infamous meeting of the City Council on Dec. 20,1994 held from 1;30 PM until well after 9 PM presents many problems. The City adopted a 5 year Multi-Project Implementation Plan for its 4 Redevelopment Projects. By 1993 the Redevelopment Agencies had more than $25,000,000. debt that must be paid off during the next 40 or more years with ALL of the tax income from any increased assessed valuation in those areas. No tax money will go to the General Fund for increased services (fire, police,etc,) required by these new developments. Those costs will come out of our taxes that do go to the General Fund. Cut services and increase development is a formula for creating slums faster than we can solve problems.

The Ormond Beach adopted plan included a frightening "Program or potential project" called "Access Improvement" Access was described as very poor so that improvements need to be made from Hueneme Rd. to Rice Rd. and to the 101 interchange at Rice Rd. With this in the Plan the Redevelopment Agency could borrow a few more million dollars for the Rice interchange and use "Revenue Bonds" paid from the development of those thousands of homes proposed at Ormond Beach. Is that the reason this is in the Plan? The taxes from the increase in evaluation would go to pay off that loan for 40 or 50 years. But, who would pay for all the services of police, fire, etc.required by that city-size development since none of the taxes from the increase in evaluation of that development would go to our General Fund?

Tax and spend is a very unpopular idea but borrow and spend is the present problem of government. Let us stop subsidizing development. If each new development contributed its fair share of the costs of off sight improvement required by the burden added by the development, the City would not be paying millions for interest on debts. Redevelopment has been gambling that their borrowing and spending will get paid off with new development that has not materialized. The debt just goes up each year. What is it currently, $30,000,000.?

Let us talk about these issues at a reasonable time. It affects all of us.

Sincerely,

Jane Tolmach