

**CITY OF GRAND TERRACE REDEVELOPMENT AGENCY  
NOTICE OF PUBLIC MEETINGS  
ON THE PROPOSED AMENDMENT NO. 6 TO THE REDEVELOPMENT PLAN  
FOR THE  
GRAND TERRACE COMMUNITY REDEVELOPMENT PROJECT**

**COMMUNITY INFORMATION MEETING**

The City of Grand Terrace Redevelopment Agency (“Agency”) is considering an amendment to the Redevelopment Plan for the Grand Terrace Community Redevelopment Project (“Project Area”), referred to as Amendment No. 6. The proposed amendment would: 1) increase the tax increment revenue and bonded debt limits in the redevelopment plan; 2) extend the effectiveness of the redevelopment plan and time limit to collect tax increment revenue in the redevelopment plan; 3) rescind the Agency’s authority to commence eminent domain within the Project Area; 4) replace the description of land uses in the redevelopment plan with language that directly refers to the City’s General Plan, zoning ordinance, and other applicable land use policies and standards, as they exist today or are hereafter amended; and 5) amend and restate the redevelopment plan to incorporate the prior amendments into a single document.

Project Area residents, businesses, property owners and interested parties are invited to attend a Community Information Meeting at 4:30 pm, on Tuesday, March 9, 2010, in the Community Room, Grand Terrace City Hall, 22795 Barton Road, Grand Terrace, CA. The purpose of this meeting is to inform residents and stakeholders about Amendment No. 6 and to encourage input from the public on the proposed Amendment No. 6. The Mayor and Council members will be present, and available to receive comments and answer any questions.

At 6:00 pm on March 9, 2010, the City Council/Redevelopment Agency will review a recommendation to set a Joint Public Hearing for April 27, 2010 regarding approval of Amendment No. 6 to the Redevelopment Plan and the Environmental Impact Report.

**BACKGROUND ON THE REDEVELOPMENT PLAN AND PROJECT AREA**

The City of Grand Terrace originally established the original and added areas that make up the Project Area in 1979 and 1981, respectively. The Project Area includes all properties within the City of Grand Terrace.

The Agency pursues a variety of activities in order to improve the Project Area and City by eliminating negative physical and economic conditions, fostering economic growth, and providing upgraded public improvements. The Agency’s many achievements include Blue Mountain Senior Villas and Senior Center, assembling property and public improvements related to the construction of the new Grand Terrace High School at the Ray Abril Jr. Educational Complex, assembling property for the Town Square commercial project, grants for commercial and neighborhood improvements, and a number of design plans for infrastructure and development standards. Amendment No. 6 is being pursued to continue revitalization efforts and attract private investment to the Project Area and the City. All activities undertaken by the Agency are regulated by State law.

**REASONS FOR THE AMENDMENT**

The Agency is pursuing Amendment No. 6 to ensure that financial and administrative tools remain in place to continue redevelopment and revitalization activities within the Project Area and City. Increasing the tax increment and bonded debt limits, as well as extending the duration of the redevelopment plan and the Agency’s time to collect tax increment, will allow the Agency

to continue to receive a revenue source without increasing property taxes. Without Amendment No. 6, the Agency would cease to receive these tax increment revenues within a 3 year period. These revenues are used to remove and alleviate negative physical and economic conditions that remain in the Project Area, fund infrastructure improvements, assist with economic development activities, and increase and preserve the supply of affordable housing within the City.

Additionally, the Agency has no intention of utilizing its existing eminent domain authority which is due to expire next year. As part of Amendment No. 6, the Agency will rescind its eminent domain authority in the redevelopment plan. Finally, updating land use language in the redevelopment plan to be consistent with that in the City's General Plan (as it exists today or is later amended) and replacing the existing redevelopment plan and all previously adopted amendments with a single, updated redevelopment plan will bring the redevelopment plan to current compliance with State law.

## **FREQUENTLY ASKED QUESTIONS**

### ***What is redevelopment?***

Redevelopment is a financial tool that allows cities, counties and private enterprise to work together to prevent and eliminate blight within a designated project area. It aids the general economic development of a city to improve living standards of increased income, better education, and health, safety, and environmental protection.

### ***Is there any benefit to being in a redevelopment project area?***

The redevelopment process is one of the most effective ways to foster private investment in areas of a community plagued by negative physical, environmental, or economic conditions. These include conditions such as a serious lack of necessary commercial facilities (such as grocery stores, drug stores and medical facilities), buildings that are unsafe or unhealthy for persons to live or work, inadequate infrastructure, obsolete and substandard design, or threats to public safety and welfare. Through redevelopment, an area can receive focused attention and financial investment to reverse deteriorating trends, create jobs, revitalize the business climate, and rehabilitate housing stock.

### ***Will my property taxes be higher because of redevelopment?***

No, the Agency has no power to levy a property tax or other tax. Property taxes do not go up as a result of being located in a redevelopment project area. Tax increment is only the property taxes paid on properties within the Project Area, as a result of a sale of property at a higher value or new development value.

For more information on Amendment No. 6, please contact Joyce Powers, Community and Economic Development Director at 909-430-2225.