

**CARSON REDEVELOPMENT AGENCY
RESPONSES TO WRITTEN OBJECTIONS**

EDWARD C. GREENWOOD

To: Carson Redevelopment Agency of the City of Carson August 9th 2010

From: Greenhood Commercial Properties:

Edward C. Greenhood, Johnnye M. Greenhood, Joan B. Greenhood, &
Janet C. Albano:

Address: Edward C. Greenhood
9819 - Villa Francisco Lane
Granite Bay, California 95746

The City of Carson, under the Carson Redevelopment Agency has indicated that they will require our family property at 168th Street Carson; California 90248 -- within a 12 year period to be turned over to them at an undetermined price. This property was purchased by Ed and Johnnye when it was 1st constructed around 1940. It was our plan to developing a family asset for us and our future generations.

Over the years income and value of the property has grown. An exception of this growth has taken place in the last few years. This decrease may be further temporarily lowered by the classification of eminent domain. It has been our plan over all these years to continue our ownership of this valuable property.

Hopefully it will not be necessary to challenge in litigation, but this may be our only recourse should an unfair assessment be proposed.

Sincerely, Edward C. Greenhood

Edward C. Greenhood
cc Michael J. Anderson Attorney At Law

Response

1. Mr. Greenhood has stated his belief that the Agency will acquire his property sometime in the next twelve year period at an undetermined price. The 2010 Amendment proposes to extend and reestablish the Agency's eminent domain authority for a period of twelve additional years throughout the Existing Project Areas. The 2010 Amendment does not authorize the Agency to acquire any property at this time via eminent domain authority. If the Agency should need to pursue eminent domain in the future as a last resort to acquire Mr. Greenhood's property, the Agency would have to follow State guidelines requiring the property to be appraised by an independent appraiser. The Agency would then be legally required to pay fair-market value for the property. The Agency is not attempting to obtain Mr. Greenhood's property at this time.
2. Mr. Greenhood states that his property value could be adversely affected by the 2010 Amendment. Absent concrete data to prove eminent domain has an immediate negative impact on property values, Mr. Greenhood's statement is purely speculative.
3. See Response 1.

Finding

Based on the information contained in the above response, the testimony received at the public hearing, and other evidence contained in the record before the City Council, the City Council hereby finds that the objection is without merit and overruled.

