

**IMPARTIAL ANALYSIS OF MEASURE W**  
**Prepared by Lodi City Attorney**

Ballot Measure W is a referendum on Ordinance No. 1812, adopted by the City Council of the City of Lodi. A referendum submits a Council-adopted ordinance to a vote of the City's registered voters. Ordinance No. 1812 established the Redevelopment Plan for the Lodi Community Improvement Project. Ordinance No. 1812 will only take effect, and the Redevelopment Project it established will only be pursued, if Measure W passes.

The Lodi Community Improvement Project establishes a redevelopment project area roughly bounded by Guild Avenue, Kettleman Lane, Sacramento Street and Turner Road with westward extensions along the Lockeford Street, Lodi Avenue and Kettleman Lane corridors (the Project Area).

The Lodi Community Improvement Project would be governed by the City Council, acting as a Redevelopment Agency. The Agency would have no power to levy new taxes or increase existing taxes. Instead, the Agency would finance redevelopment projects with tax increment revenues. Tax increment is the amount of property taxes paid on any increase in property values after the adoption of the Redevelopment Plan. This tax increment will be collected whether or not Measure W passes. However, the tax increment would be allocated to other taxing agencies, such as the State and County, if not used by the Agency to redevelop the Project Area. The Agency would also have no power to condemn property through the use of eminent domain.

If passed, the tax increment from Measure W could only be spent on projects that are linked to the elimination of blight, such as repairing infrastructure and rehabilitating commercial and housing stock. However, it cannot be spent on operations or maintenance. The Agency would also be required to file an annual independent financial audit, including an opinion regarding compliance with all laws with the City Council, State Controller and State Department of Housing and Community Development.

A yes vote on Measure W: 1) approves the Lodi Community Improvement Project; and 2) allows the Agency to receive and use the tax increment raised to perform various improvements in the Project Area. A no vote on Measure W disapproves the Lodi Community Improvement Project and the tax increment will be collected and utilized by other taxing entities.

/s/ D. Stephen Schwabauer  
City Attorney

The above statement is an impartial analysis of Measure W. If you desire a copy of Ordinance No. 1812, please call the City Clerk's office at (209) 333-6702 and a copy will be mailed at no cost to you.

**MEASURE W**  
**SUMMARY / SYNOPSIS**

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If approved by the voters, Measure W would approve the Lodi Community Improvement Project; and allow the Agency to receive and use the tax increment raised to perform various improvements in the Project Area.